



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 24, 2020

From: Wayne Craig
Director, Development

File: DP 15-716274
(via DP 19-880533)

Re: **Application by Hamilton High Street Holdings Corp. for a General Compliance Ruling at 23100 Garripie Avenue**

Staff Recommendation

That the attached plans involving changes to the design of the proposed building and landscaping be considered to be in General Compliance with the approved Development Permit (DP 15-716274).

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director, Development
(604-247-4625)

WC:rp
Att. 3

Staff Report

Origin

Hamilton High Street Holdings Corp. has requested a General Compliance ruling regarding a minor change to the issued Development Permit (DP 15-716274) for a 130-unit senior's housing building at 23100 Garripie Avenue in Hamilton Village. A location map for the subject property is provided Attachment 1.

The rezoning for the project (RZ 14-660662), to the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone, was adopted by Council on June 12, 2017. Subsequently, a Development Permit (DP 15-716274) was issued on January 29, 2018. The subject site is currently under construction.

The proposed modifications to the Development Permit include changes to landscaping, site layout and the Garripie Avenue and Westminster Highway frontages. The proposed changes do not necessitate changes to legal agreements. A Servicing Agreement (SA 15-617692) for off-site works was previously approved, and the proposed changes do not necessitate any changes to that agreement.

Background

Development surrounding the subject site is as follows:

- To the north, a lot zoned "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" contains a three-storey residential care facility with 135 residential units. The Development Permit for that site (DP 17-771210) was approved on January 15, 2018.
- To the east, vacant lots zoned "Single Detached (RS1/F)" which are being used for temporary parking and staging related to construction on adjacent lots. This area has been designated by the Hamilton Area Plan for future mixed use development and stacked townhouses.
- To the south, a lot zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" contains a multi-unit residential building that is currently under construction. The Development Permit for that site (DP 15-716268) was approved on January 29, 2018.
- To the west, across Westminster Highway, a vacant former fire hall site is zoned "School and Institutional (SI)". This area has been designated by the Hamilton Area Plan for townhouse development.

Staff Comments

The proposed changes to the plans attached to this report are in general compliance with the issued Development Permit for this project (see Attachment 2 for the relevant approved drawings). In addition, the proposed changes (Attachment 3) complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone.

Analysis

Proposed Changes to the Approved Design:

General Landscaping:

- Changes to various landscaped areas and their flora palettes are proposed based on the re-arrangement of building and hard landscaping features. Changes to the plantings include:
 - The removal of two Japanese snowbell trees (which had been located in the south yard under the approved landscape design) from the flora palette, which has been replaced a Japanese maple tree in the south yard and a Ginko Biloba tree in the west yard. Staff note that there is no net loss to the number of trees on the subject site.
 - A substantial amount of groundcover plantings (predominantly kinnickinik and wild ginger) are proposed, replacing Barrenwort in the west yard and grassed berms in the lower courtyard area.
- Establishing an upper and lower courtyard area, with sloped walkways between the berms. The lower courtyard area is approximately 30cm (1 ft) lower than the upper area. A new landscape berm on the northwest area of the courtyard accommodates a smooth transition from the upper courtyard area and the new lower elevation of the courtyard.
- These changes maintain and improve upon the high quality of landscape design that was previously approved.
- All landscaped areas are proposed to be irrigated.
- The City is currently holding a landscape security for \$735,056, which was provided through the issued Development Permit.

General Fenestration and Building Materials

- Various minor changes to the dimensions (including the height of the sill from the ground) of the first-storey large-pane windows on all elevations.
- Change of column material from wood to stone on the south elevation (on the west side) and the north elevation (on the east side).
- Minor changes to doorway location on the north elevation (on the east side), east elevation (change to double-doors) and south elevation (east side).
- The proposed changes to fenestration and building materials retain the quality and spirit of the approved building design.

Fronting on to Garripie Avenue:

- As Garripie Avenue was constructed, it became evident that changes to the grading of the Garripie Avenue frontage on the subject property and the front of the subject building would be required in order to meet the constructed grade of Garripie Avenue and the adjacent property to the north.
- The changes to grade in the front yard of the subject site has resulted in a stairway needing to be extended toward the pedestrian thoroughfare in order to comply with the BC Building Code. In order to maintain free-flowing pedestrian areas, the stairways and landscaping beds in the area fronting Garripie Avenue had to be redesigned.
- A Handi-Dart pick-up and drop-off area has been introduced to the front driveway loop.
- The garbage/recycling staging area has been relocated from the west side of the front entrance driveway loop (between it and the parkade access ramp) to the east side of the

driveway loop, in order to accommodate the final civil road design. Solid waste from the subject property and 23233 Gilley Road to the south will also be picked up from this location. With respect to the proposed relocated garbage area staff note that:

- Pedestrian access to and from the east side of the site is maintained through the use of crosswalks across Garripie Avenue to facilitate movement around the proposed garbage/recycling staging area. No changes to the existing Statutory Right of Way and Pedestrian Rights of Passage is required.
- Pick up of solid waste (garbage and recycling) is anticipated to occur one day per week, and the carts for holding the garbage or recycling is expected to remain in the staging area for a period of two hours on those days.
- The applicant has confirmed to City staff that the relocation of the staging area is not in conflict with any legal agreements with the City or the owners of 23233 Gilley Road.

Fronting on to Westminster Highway:

- The west yard was originally proposed to include a paved walkway elevated above the street level for exclusive use by residents. The walkway ran the length of the building, parallel to Westminster Highway, and connected the courtyard area to the corner of Westminster Highway and Garripie Avenue, where a gate for accessing the walkway was located.
- The approved paved walkway, pedestrian gate and terraced landscaping design in the west yard is proposed to be removed in order to address unanticipated changes to finished grade in this area and to better protect the memory care patients from leaving the site. Likewise, the exit stairway is proposed to be reconfigured in order to address the grade changes and to provide a paved walkway connection to the City sidewalk along Westminster Avenue.
- The walkway and the terraced landscape design in the west yard is proposed to be replaced with a 4:1 landscaped slope and the introduction of an additional Ginko Biloba tree. The proposed sloped treatment of the west yard provides a softer edge condition than the terraced approach in the approved landscape design.

Conclusions

Hamilton High Street Holdings Corp. has requested a General Compliance ruling for proposed changes to landscaping, site layout and the Garripie Avenue and Westminster Highway frontages. The proposed modifications are within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommend support of this General Compliance request for the proposed changes to the approved Development Permit.



Robin Pallett
Planner 2
(604-276-4200)

RP:blg

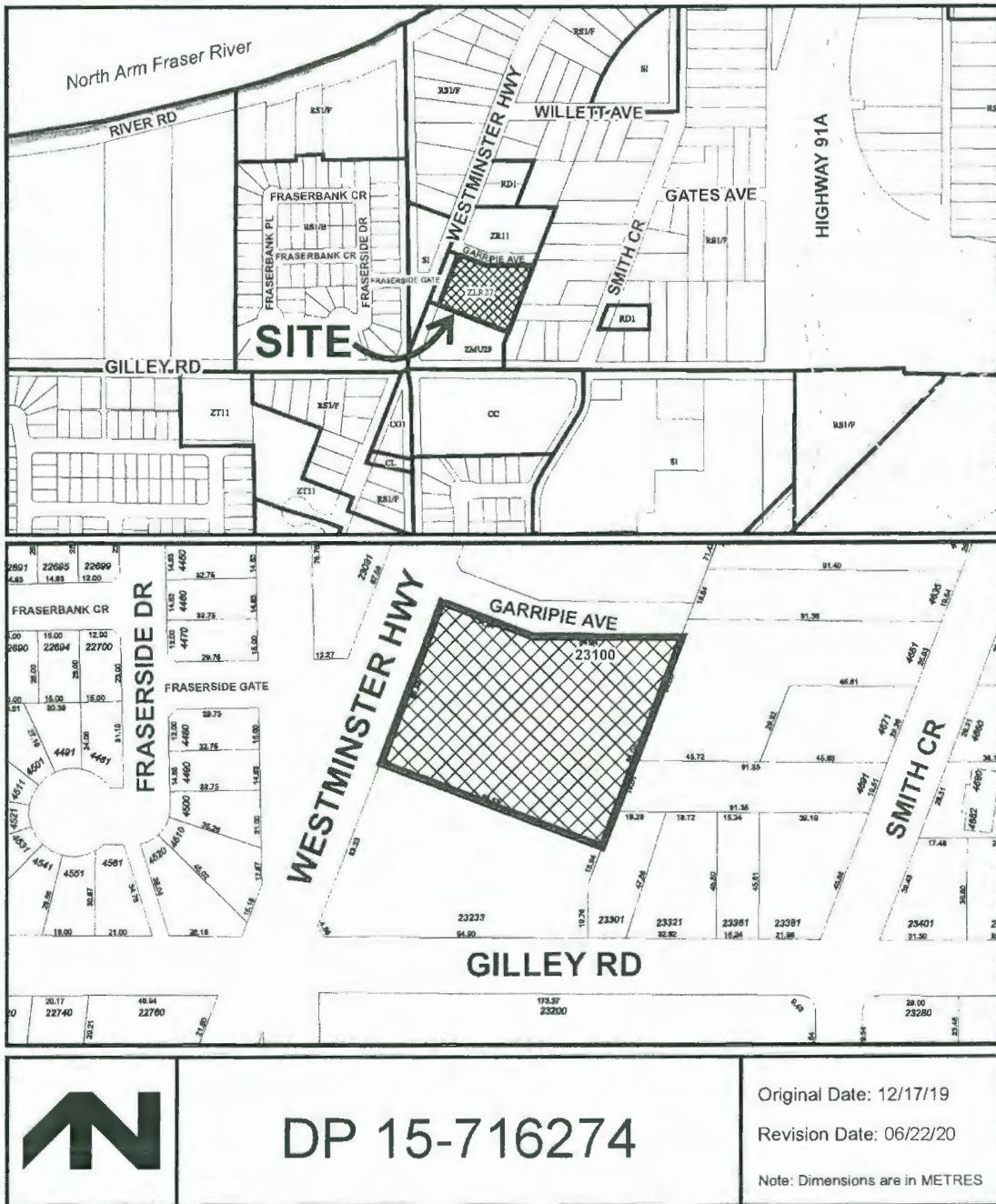
Attachments:

- Attachment 1: Location Map
- Attachment 2: Approved Design via DP 15-716274
- Attachment 3: Proposed Design

LOCATION MAP



City of
Richmond



DP 15-716274

Original Date: 12/17/19
Revision Date: 06/22/20
Note: Dimensions are in METRES



Rositch Hemphill Architects

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V6A 1G1

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f 604.669.1091

www.rharchitects.ca

ISSUED:	DATE:
1. D P APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016

ISSUED FOR
**REVISED
DP RESPONSE**
09 MAY 2016

NO. REVISION: DATE:
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ARCHITECTURAL SEAL:

CLIENT:
 New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

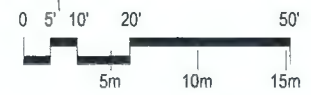
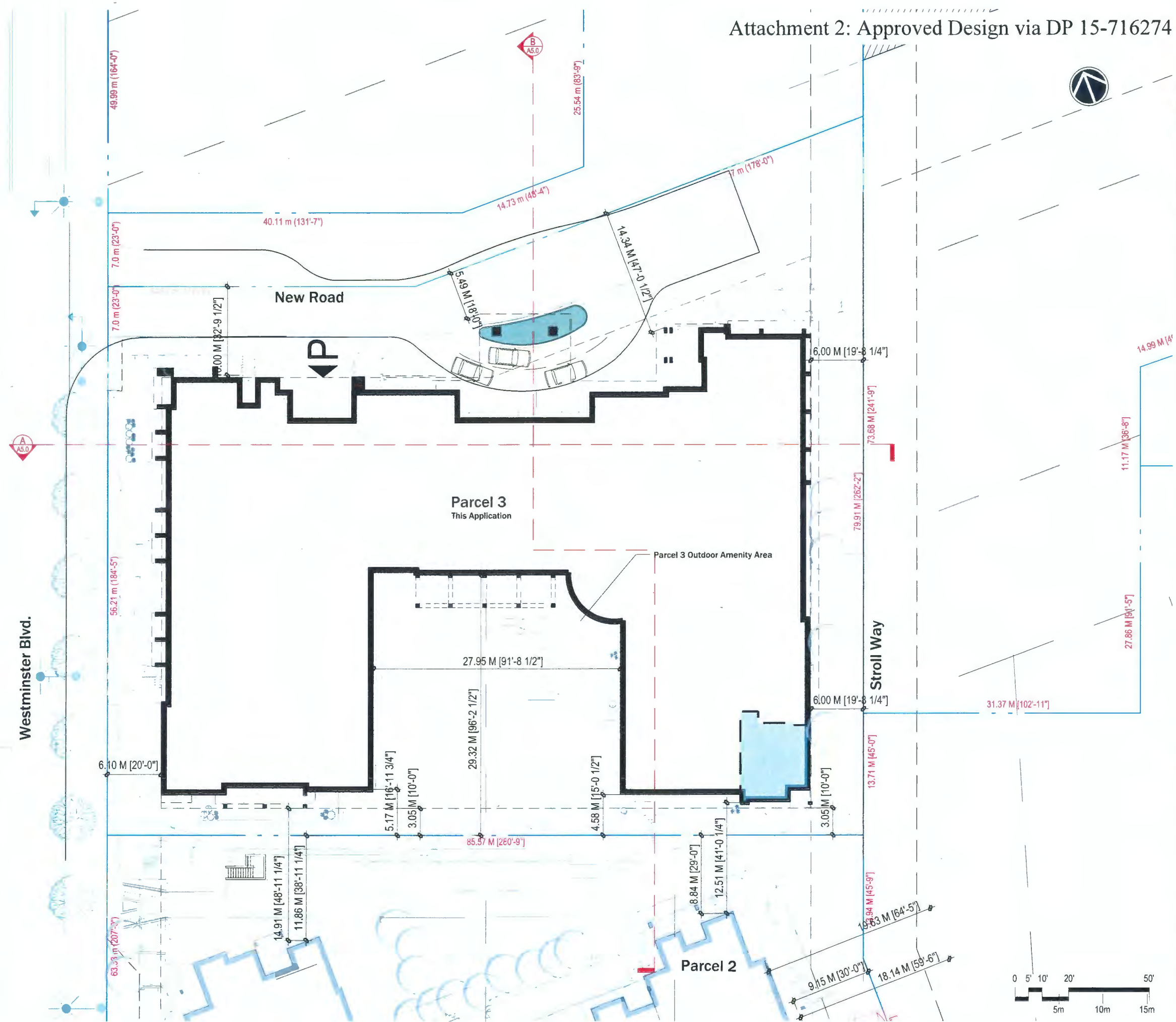
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Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

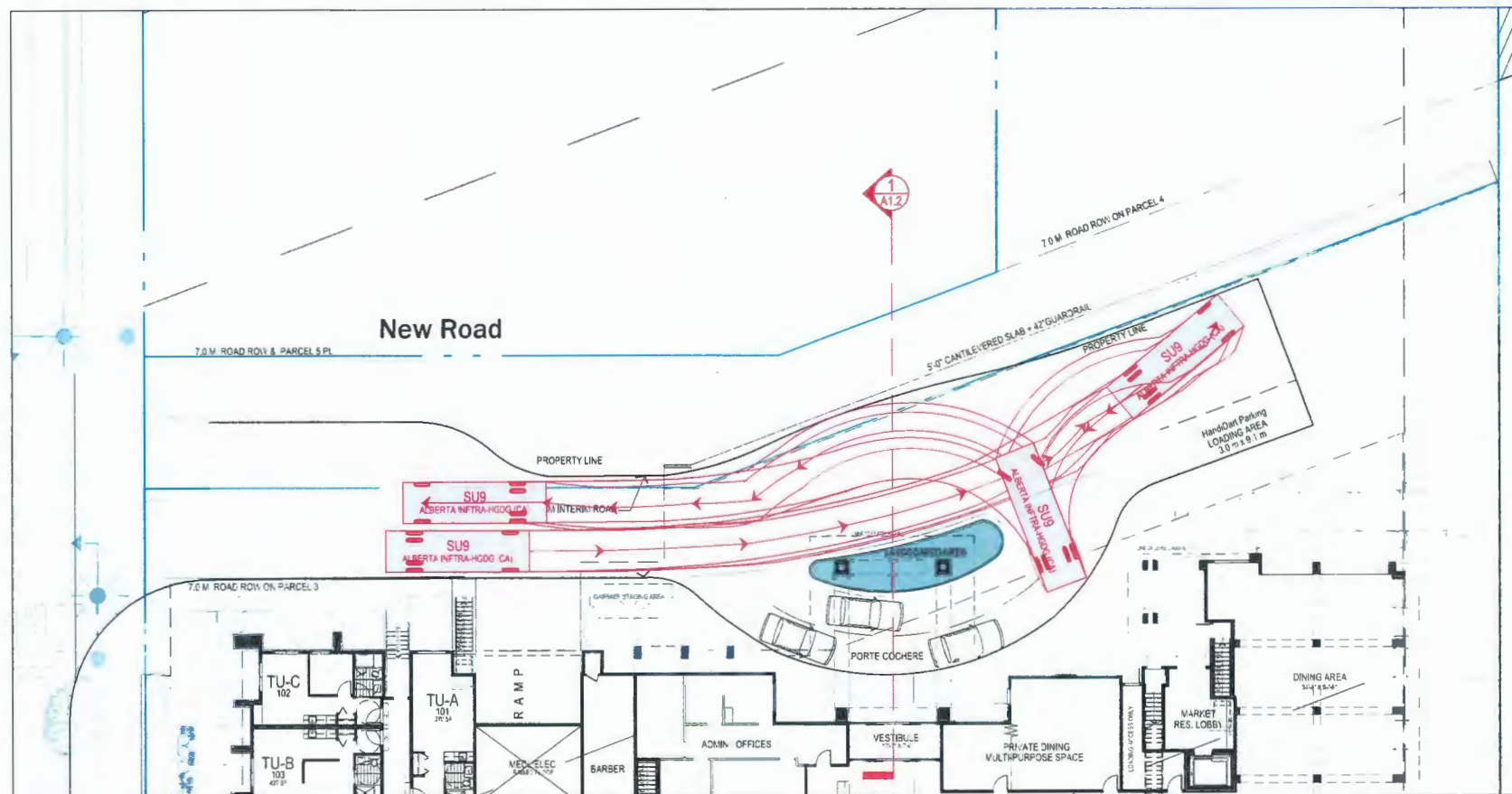
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PLOTDATE: 09 MAY 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

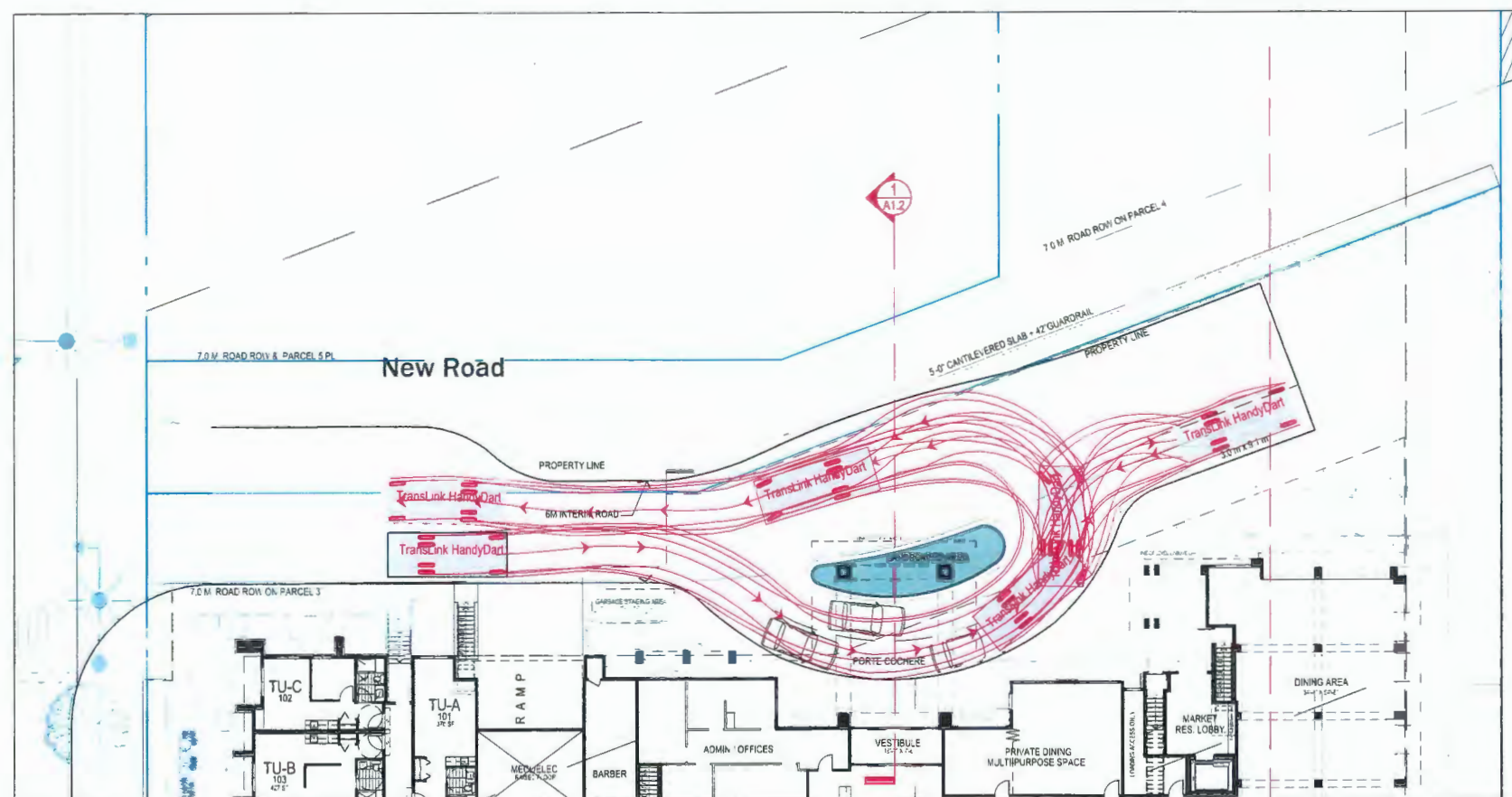
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DP No:
BP No:

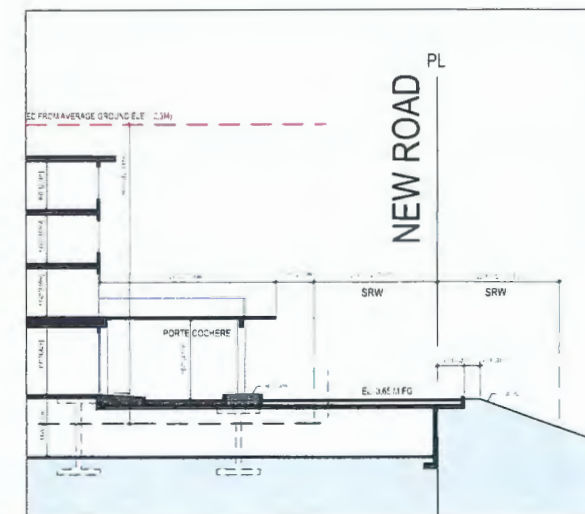




GARBAGE/SANITATION / MOVING TRUCK AND TURNING MOVEMENT
REFER TO TRAFFIC ENGINEER'S REPORT



HANDYDART TURNING MOVEMENT



SECTION 1
SCALE: 1/16" = 1'-0"



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ISSUED FOR
**REVISED
DP RESPONSE**
09 MAY 2016

NO. REVISION:	DATE:

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CLIENT:

NCL New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:

Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

DRAWING TITLE:

**SU-9 TRUCK / HANDYDART
TURNING MOVEMENT**

DATABASE: 1330-A1.0.dwg

SCALE: 1/16"=1'-0"

PLOTDATE: 09 MAY 2016

DRAWN: LB

CHECKED: KSH

PROJECT NO. **1331**

DWG. NO.

A1.2

DP No:
BP No:



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ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
ADP RESPONSE
03 JUNE 2016

NO. REVISION:	DATE:

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ARCHITECTURAL SEAL:

CLIENT:
NCL New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garriple Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUNE 2020
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A4.1**

DP No: OP 15-718274
BP No: BP 16-747459



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION (NEW ROAD)
SCALE: 3/32" = 1'-0"



E:\ACADJOB\2013\1331\DP\1331-A4.0.DWG



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3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016

ISSUED FOR
ADP RESPONSE
03 JUNE 2016

NO. REVISION:	DATE:

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Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripe Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 02 JUNE 2020
DRAWN: LB
CHECKED: KSH

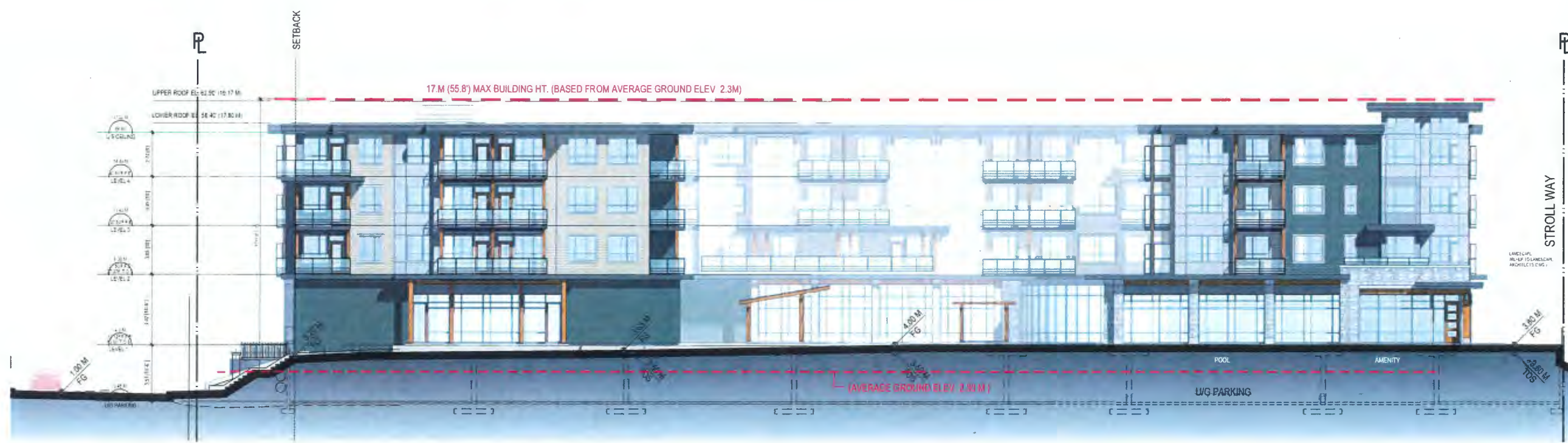
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DWG. NO.
A4.2

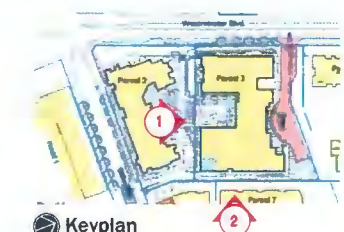
DP No: DP 15-716274
BP No: BP 16-747459



2 EAST ELEVATION (STROLLWAY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (COURTYARD)
SCALE: 3/32" = 1'-0"



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1. D.P APPLICATION 20 NOV. 2015
2. DP RESPONSE 29 MARCH 2016
3. REVISED DP RESPONSE 09 MAY 2016

ISSUED FOR
**REVISED
DP RESPONSE**
09 MAY 2016

NO. REVISION: DATE:

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Richmond, B.C. V6X 2A2

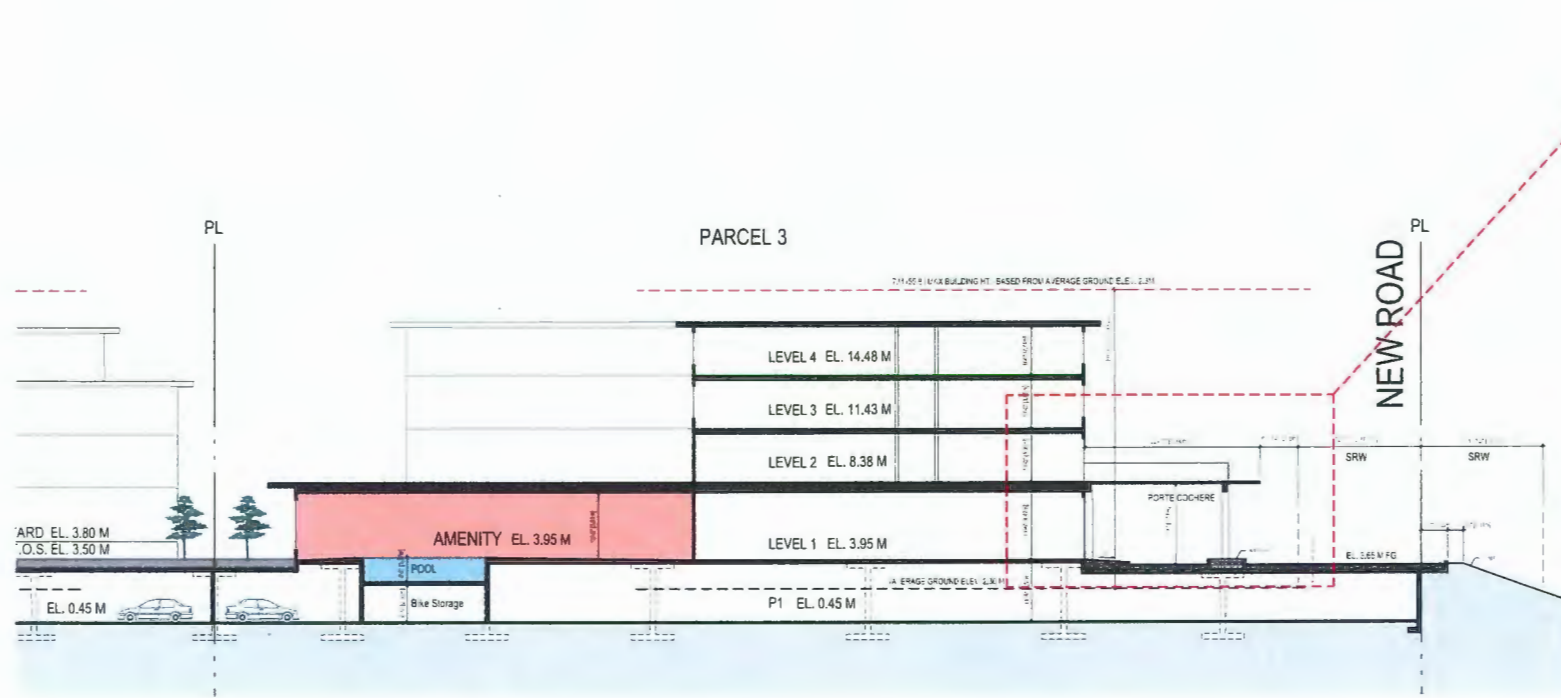
PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
Westminster Hwy, Richmond BC

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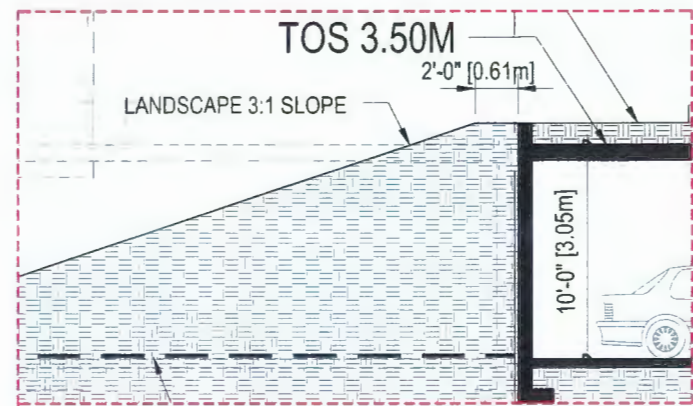
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PLOTDATE: 09 MAY 2016
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

DWG. NO.
A5.0

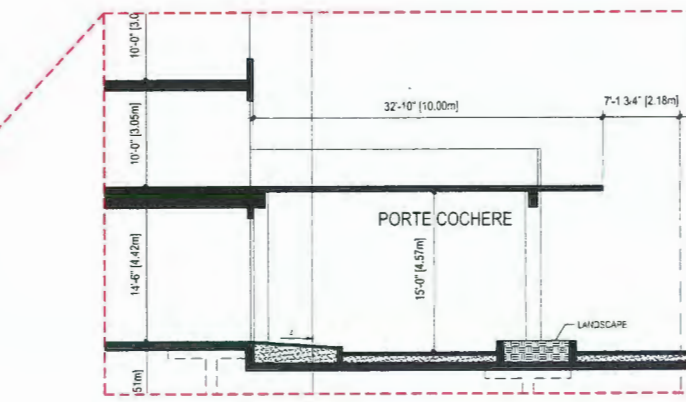
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BP No:



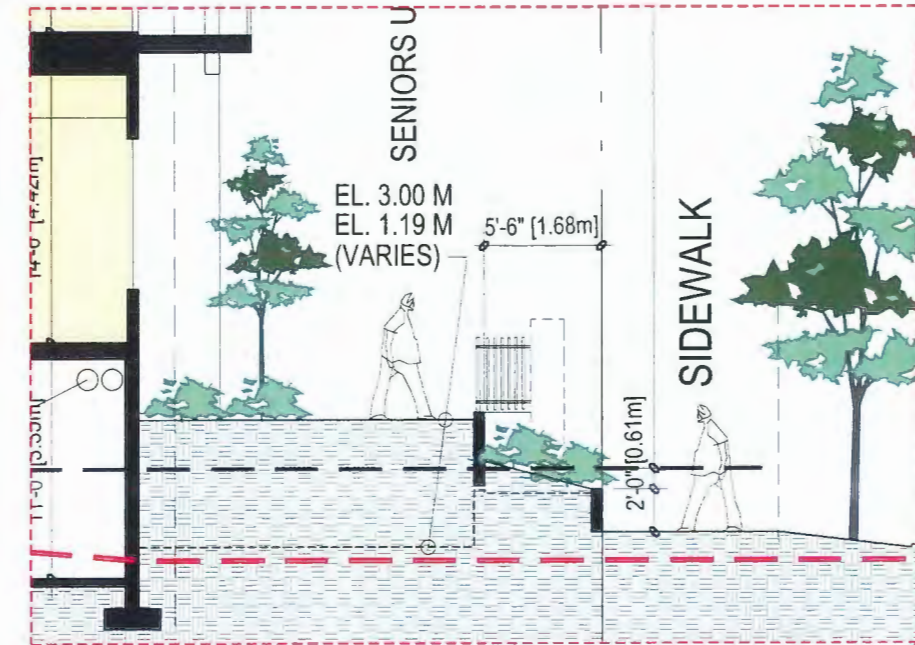
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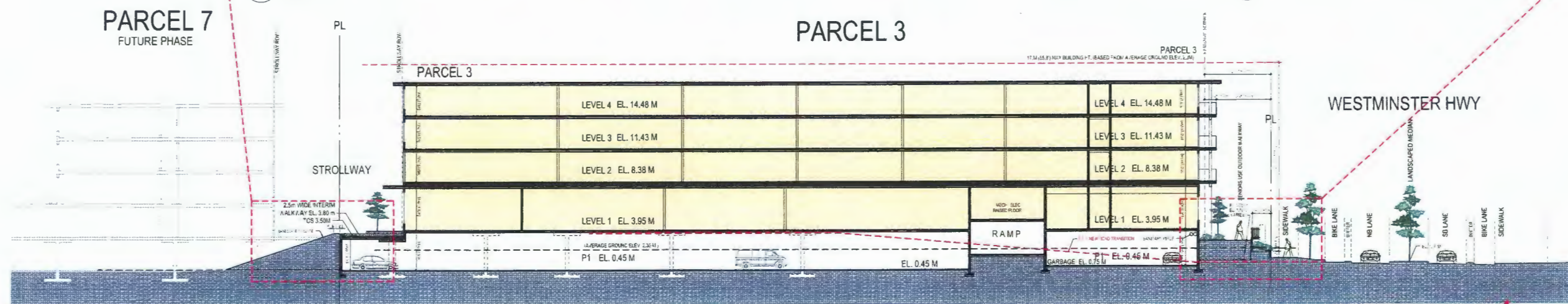
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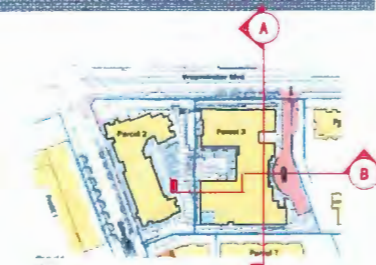
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SCALE: 1/8" = 1'-0"



1.2 PARTIAL SECTION
SCALE: 1/8" = 1'-0"



1 SECTION A
SCALE: 1/16" = 1'-0"



Keyplan

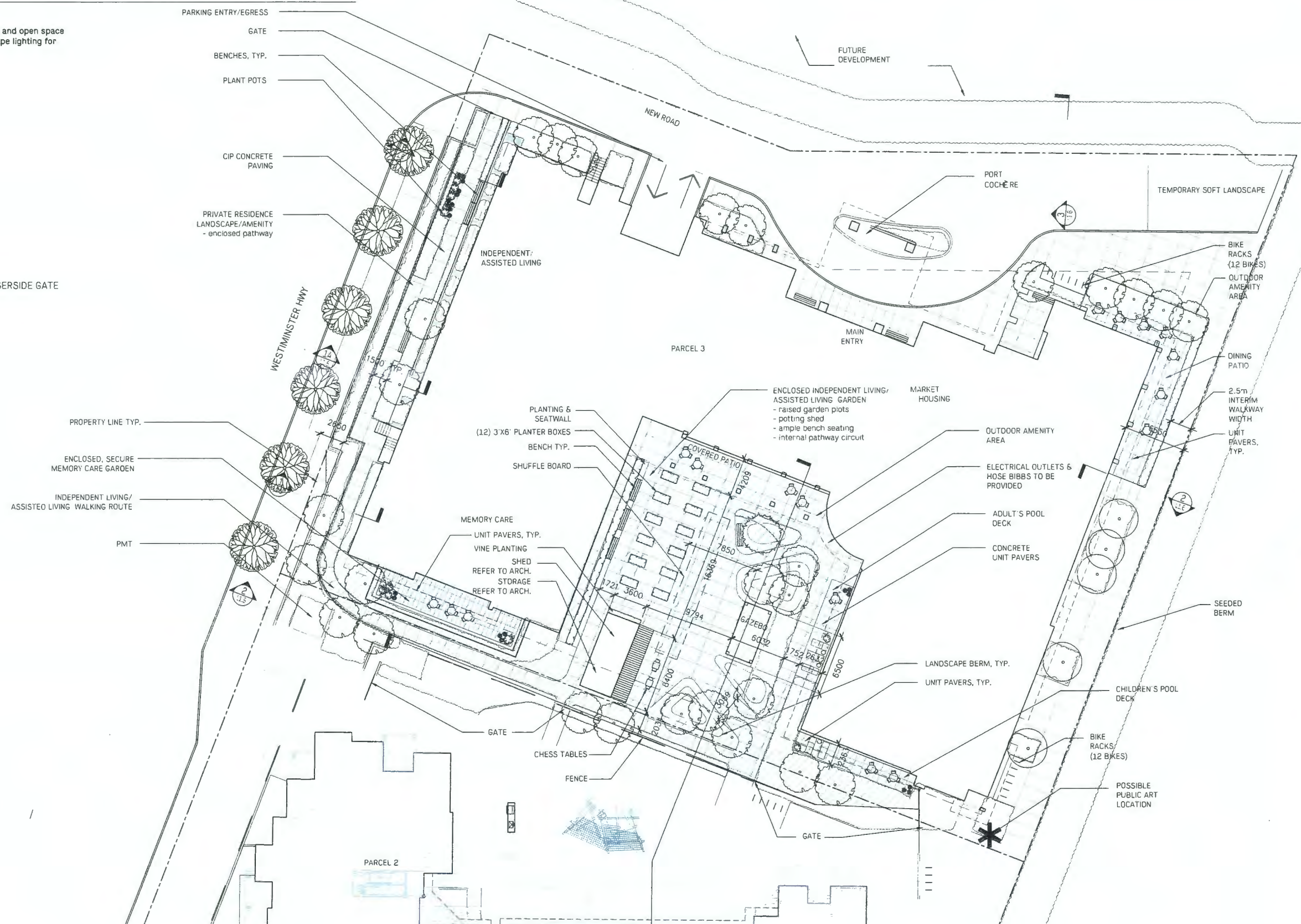
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LEGEND

- DETAIL SECTION
- DETAIL NUMBER
- SHEET ON WHICH DETAIL IS SHOWN
- PRIMARY SECTION
- EXTERIOR ELEVATION
- REVISION
- CJ CONTROL JOINT
- EJ- EXPANSION JOINT
- EQ EQUIDISTANT
- PA PLANTING AREA
- TYP TYPICAL
- OUTDOOR AMENITY SPACE AS PER O.C.P. 1433 m²

NOTE: All pedestrian walkways and open space areas to feature landscape lighting for safety and amenity.

FRASERSIDE GATE



HAPA

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapacobo.com

NOT FOR CONSTRUCTION

03	ISSUED FOR REVIEW	MAY 04/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20.15

NCL NCL MANAGEMENT LTD.
Suite 435-5880 Dover Crescent
Richmond, B.C. V7C 5P5

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Hamilton

Parcel 3
Richmond BC

Materials & Layout
Plan

Date:	MAR 10, 2016	Drawing Number:	
Project No.:	1321	Scale:	1:200
Drawing Title:	gc DS		L1.1

LEGEND

+00.00	PROPOSED ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+FFE	FINISHED FLOOR ELEVATION
+MFE	MAIN FLOOR ELEVATION
+HP	HIGH POINT
+LP	LOW POINT
+TE	TOP OF EDGER
+TB	TOP OF BENCH
+LD	LAWN DRAIN
+TD	TRENCH DRAIN
+TS	TOP OF STAIRS
+BS	BOTTOM OF STAIRS
+TC	TOP OF CURB
+BC	BOTTOM OF CURB
+(00.00)	EXISTING SPOT ELEVATION AS PER SURVEY
+(INT)	INTERPOLATED
0.0 %	DIRECTION OF SLOPE

NOTES

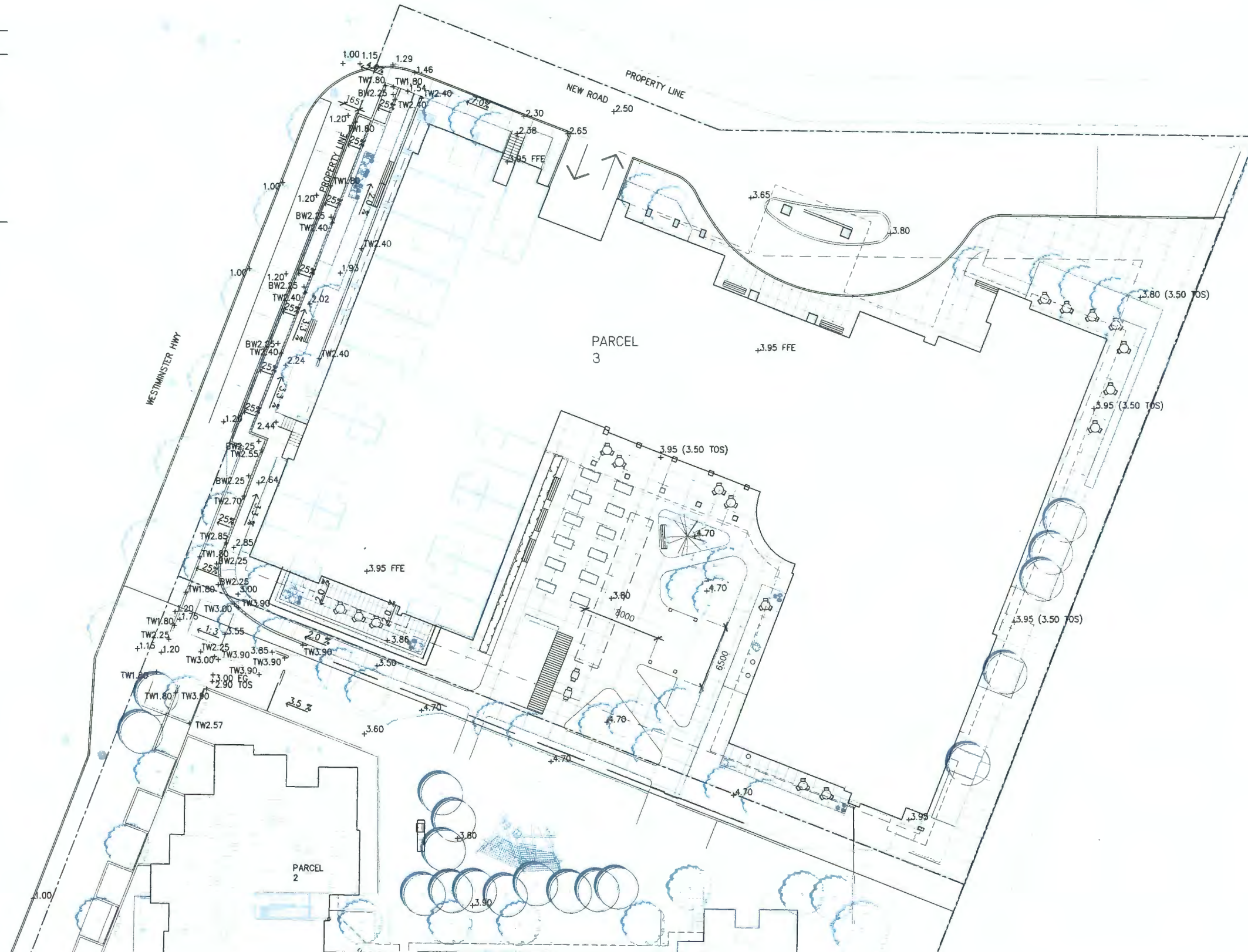
REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



HAPA

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapacoco.com

NOT FOR CONSTRUCTION

03	ISSUED FOR REVIEW	MAY 04/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

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Hamilton

Parcel 3
Richmond BC

Grading
Plan

Date	MAR 10/16	Drawing Number
Project No.	1321	L1.2
Scale	1:200	
Drawn/Checked	gc DS	

PRELIMINARY PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
TREES					
AC	4	Acer palmatum	Japanese Maple	2.0m ht.	B&B, well branched, dense tree
CJ	5	Cercidiphyllum japonicum	Katsura	7cm cal.	B&B, well branched, dense tree
GB	4	Ginkgo biloba	Maidenhair Tree	7cm cal.	B&B, well branched, dense tree
MS	5	Magnolia sieboldii	Oyama Magnolia	2.0m ht.	B&B, well branched, dense tree
SP	5	Stewartia pseudocamelia	Japanese Stewartia	7cm cal.	B&B, well branched, dense tree
SJ	4	Styrax japonicus	Japanese Snowbell	7cm cal.	B&B, well branched, dense tree
ST	4	Street Tree (City of Richmond Standard)			

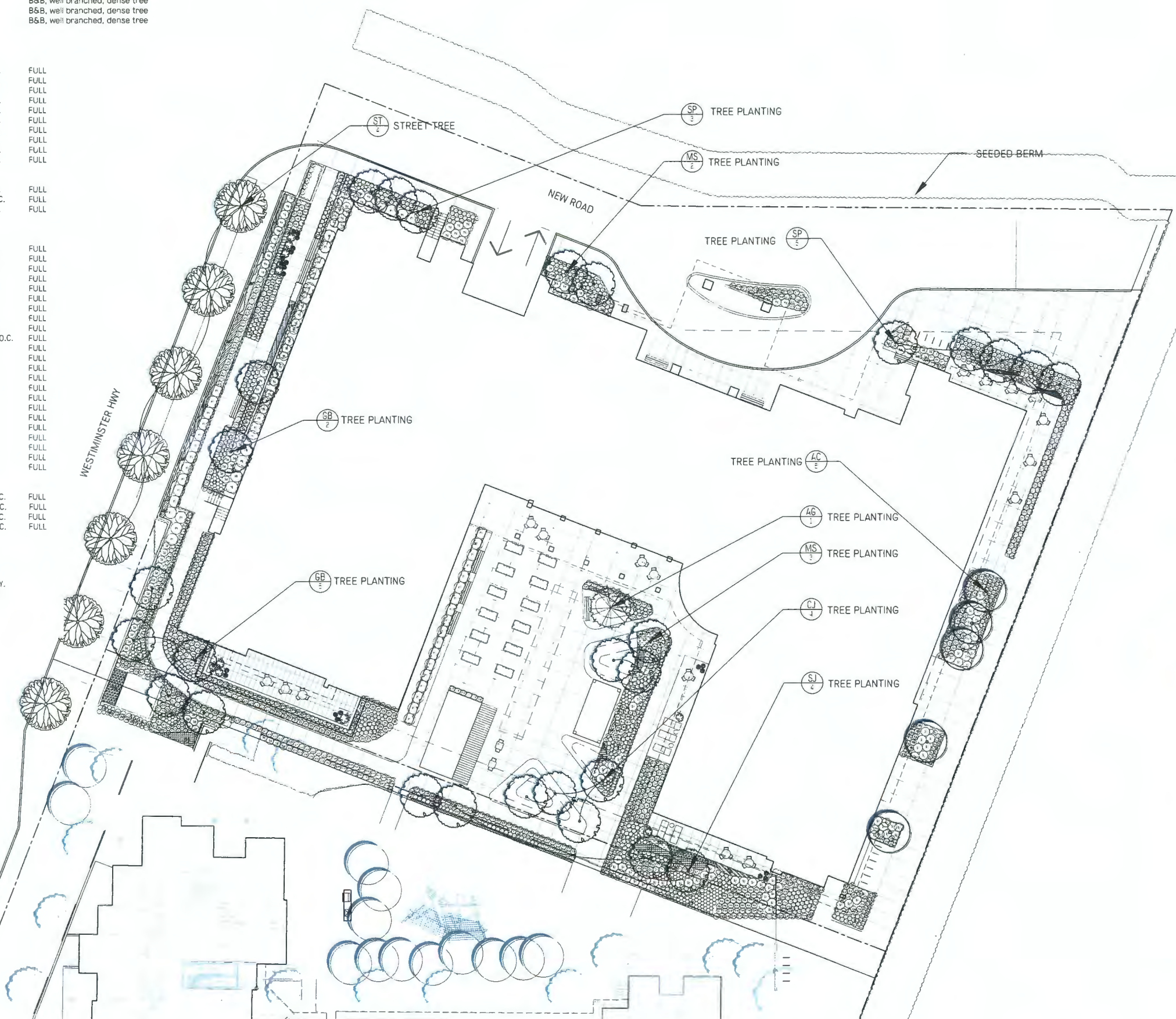
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
SHRUBS					
CT	254	Choisya ternata	Mexican Mock Orange	#2 POT, 600 O.C.	FULL
Fg	43	Fothergilla major	Witch Alder	#2 POT, ACCENT	FULL
Gs	55	Gaultheria phillyifolia	Saia!	#2 POT, 450 O.C.	FULL
Lo	104	Lonicera pileata	Privet Honeysuckle	#2 POT, 600 O.C.	FULL
Os	27	Osmanthus delavayi	Sweet Olive	#2 POT, 600 O.C.	FULL
Ro	110	Rosmarinus officinalis 'Salem'	Rosemary	#2 POT, 600 O.C.	FULL
Sp	95	Salix purpurea 'Nana'	Dwarf Purple Osier	#1 POT, 750 O.C.	FULL
Sh	196	Sarcococca hookeriana var. humilis	Sweet Box	#1 POT, 450 O.C.	FULL
Sj	93	Spiraea japonica 'goldmound'	Japanese Spiraea	#2 POT, 900 O.C.	FULL
Tb	97	Taxus baccata 'Repandens'	Spreading English Yew	#2 POT, 900 O.C.	FULL

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
HEDGES					
Ce	55	Ceanothus 'Blue Sapphire'	California Lilac	#3 POT, 600 O.C.	FULL
Pi	40	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	#2 POT, 1200 O.C.	FULL
Tm	156	Taxus x 'media 'Hicksii'	Hick's Yew	#2 POT, 600 O.C.	FULL

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
GRASSES, FERNS, VINES, AND PERENNIALS					
ac	50	Achillea 'Moonshine'	Yarrow	#1 POT, 400 O.C.	FULL
ag	120	Allium giganteum	Giant Flowering Onion	#1 POT, 400 O.C.	FULL
ar	115	Artemisia 'Sea Foam'	Cunilic Sage	#1 POT, 450 O.C.	FULL
as	80	Asplenium scolopendrium	Hart's Tongue Fern	#1 POT, 450 O.C.	FULL
at	20	Astilbe japonicum	False Spirea	#1 POT, 300 O.C.	FULL
bs	100	Blechnum spicant	Deer Fern	#1 POT, 380 O.C.	FULL
ca	5	Clematis armandii	Evergreen Clematis	#3 POT, STKO.	FULL
ec	44	Echinacea purpurea	Purple Cone Flower	#1 POT, 450 O.C.	FULL
ep	95	Epimedium x youngianum	Bishop's Hat	#1 POT, 300 O.C.	FULL
eu	52	Euphorbia characias ssp. wulfenii	Large Mediterranean Spurge	#1 POT, 600 O.C.	FULL
fg	275	Festuca gaucra	Elijah Blue	#1 POT, 300 O.C.	FULL
hk	13	Hakonechloa macra	Japanese Forest Grass	#1 POT, 600 O.C.	FULL
hb	59	Hosta 'Blue Angel'	Blue Angel Hosta	#1 POT, 600 O.C.	FULL
lv	210	Lavandula angustolia 'Munstead'	Lavender	#1 POT, 450 O.C.	FULL
lm	00	Liriope muscari 'Big Blue'	Blue Lily Turf	#1 POT, 450 O.C.	FULL
mo	11	Melissa officinalis	Lemon Balm	#1 POT, 300 O.C.	FULL
of	148	Ophiopogon japonicus	Mondo grass	#1 POT, 300 O.C.	FULL
pa	20	Perovskia atriplicifolia 'Little Spire'	Compact Russian Sage	#1 POT, 450 O.C.	FULL
ph	140	Pennisetum alopecuroides 'Hamel'	Fountain grass	#1 POT, 450 O.C.	FULL
rf	273	Rudbeckia fulgida	Black-eyed Susan	#1 POT, 300 O.C.	FULL
sn	36	Salvia nemorosa 'Caradonna'	Purple wood sage	#1 POT, 450 O.C.	FULL
sm	68	Smilacina racemosa	False Solomon's Seal	#1 POT, 450 O.C.	FULL
sb	40	Stachys byzantina	Lamb's Ear	#1 POT, 350 O.C.	FULL

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	COMMENTS
GROUND COVER					
ar	88	Arctostaphylos uva ursi	Kinnikinnick	#1 POT, 300 O.C.	FULL
ac	00	Asarum caudatum	Wild Ginger	#1 POT, 300 O.C.	FULL
pa	140	Pachysandra terminalis	Japanese Spurge	#1 POT, 300 O.C.	FULL
tp	48	Thymus praecox	Creeping Thyme	#1 POT, 300 O.C.	FULL

- NOTES**
- ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY.
 - AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
 - ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING.



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 hapaco.com

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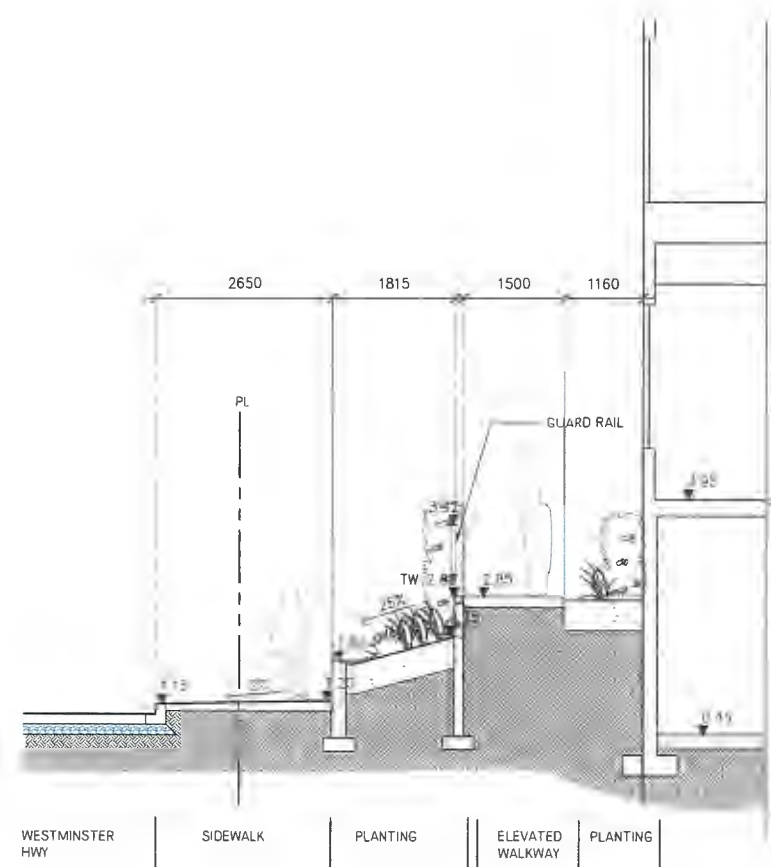
03	ISSUED FOR REVIEW	MAY 04, 16
02	RE-ISSUED FOR DP	MAR 17, 16
01	ISSUED FOR DP	NOV 20, 15

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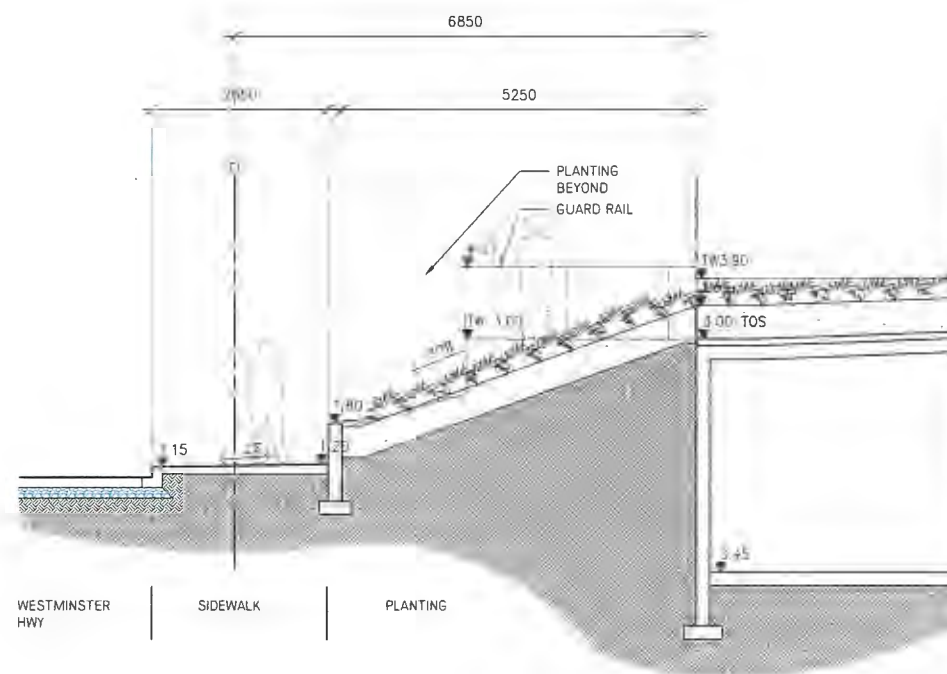
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Hamilton
 Parcel 3
 Richmond BC

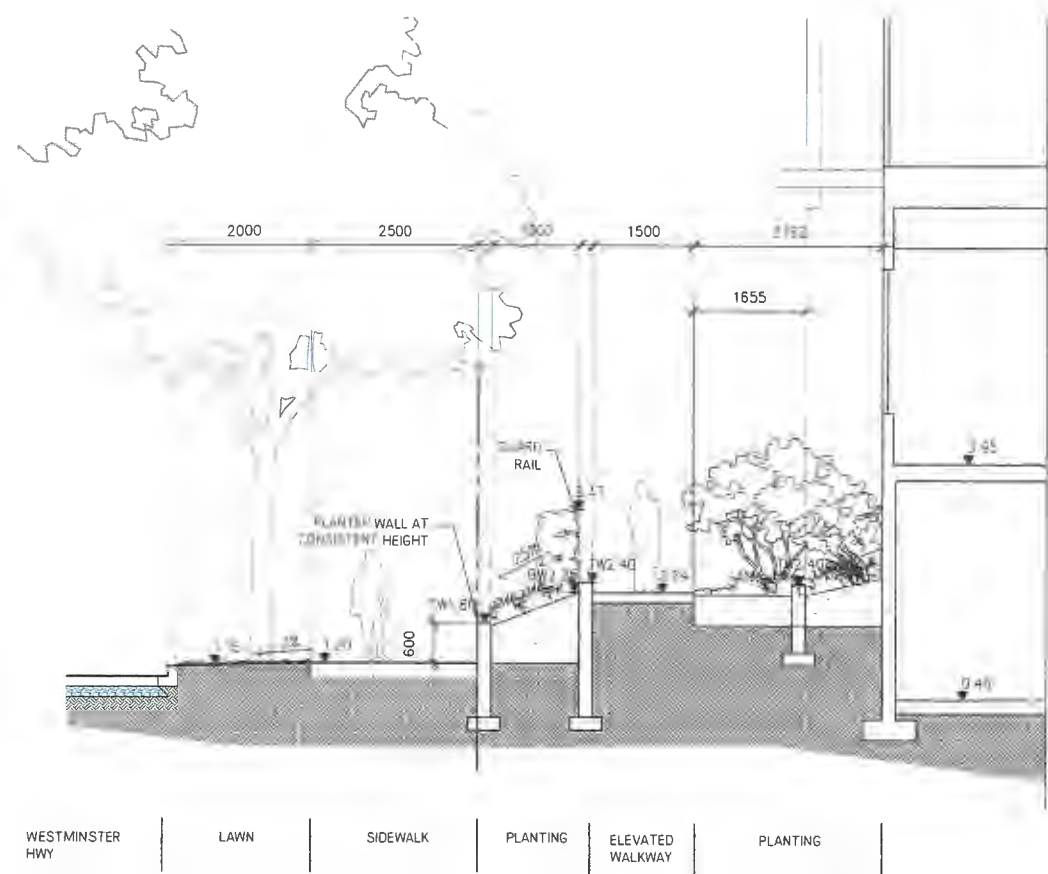
Planting Plan



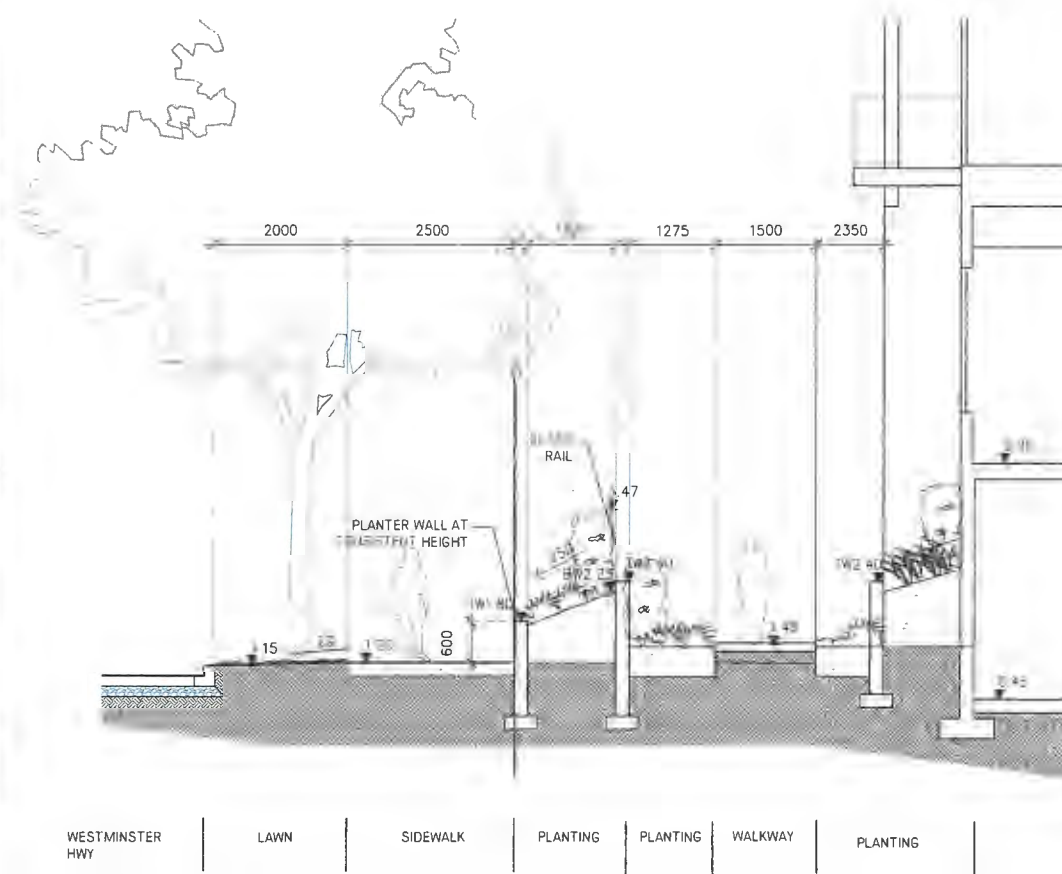
1 Seniors' Housing Frontage at Westminster Highway
L1.5 1:50



2 Planting at Stairs Between Parcel 2 & 3 at Westminster Highway
L1.5 1:50



1A Seniors' Housing Frontage at Westminster Highway - South
L1.5 1:50



1B Seniors' Housing Frontage at Westminster Highway - North
L1.5 1:50

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03	ISSUED FOR REVIEW	MAY 04/16
02	RE-ISSUED FOR DP	MAR 17/16
01	ISSUED FOR DP	NOV 20/15

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Hamilton

Parcel 3
Richmond BC

Landscape Sections

Date:	MAR 10/16	Drawing Number:
Project No.:	1321	
Scale:	as shown	L1.5
Drawn/checked:	gc DS	



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ISSUED:	DATE:
1. D.P. APPLICATION	20 NOV. 2015
2. DP RESPONSE	29 MARCH 2016
3. REVISED DP RESPONSE	09 MAY 2016
4. A.D.P. RESPONSE	03 JUNE 2016
5. B.P. FOUNDATION/EXCAV. UP TO LEVEL 1 SUSP. SLAB	27 SEPT 2016
6. FULL B.P.A.	01 DEC 2016
7. ISSUED FOR PRICING	16 FEB 2017
8. RE-ISSUED FOR FULL B.P.A.	14 MAR 2017
9. ISSUED FOR FULL CONST.	28 JAN 2019
10. D.P. RE-SUBMISSION	07 OCT. 2019

ISSUED FOR
D.P. RE-SUBMISSION
07 OCT. 2019

NO. REVISION:	DATE:
△ STOREFRONT WINDOW, D.P. REVISIONS	04 OCT. 2019

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ARCHITECTURAL SEAL:

CLIENT:
 New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripe Avenue, Richmond, B.C.

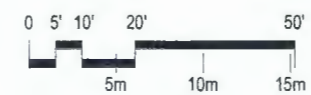
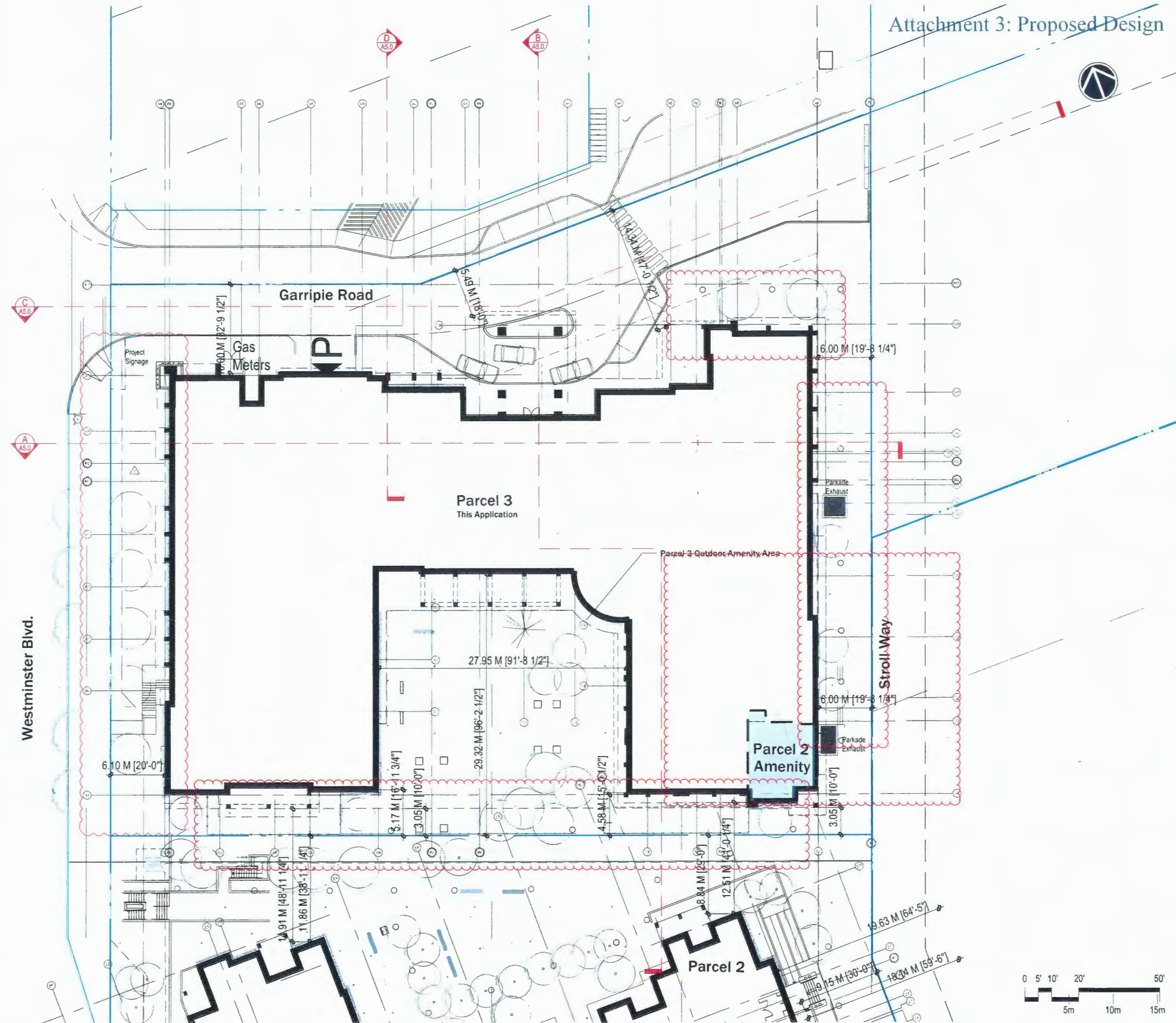
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SITEPLAN - PARCEL 3

DATABASE: 1331-A1.0.dwg
SCALE: 1/16"=1'-0"
PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

DWG. NO. **A1.1**

DP No: DP 15-716274
BP No: BP 15-747459





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ARCHITECTURAL SEAL:

CLIENT:
 New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripie Avenue, Richmond, B.C.
DRAWING TITLE:
**SU-9 TRUCK / HANDYDART
TURNING MOVEMENT**

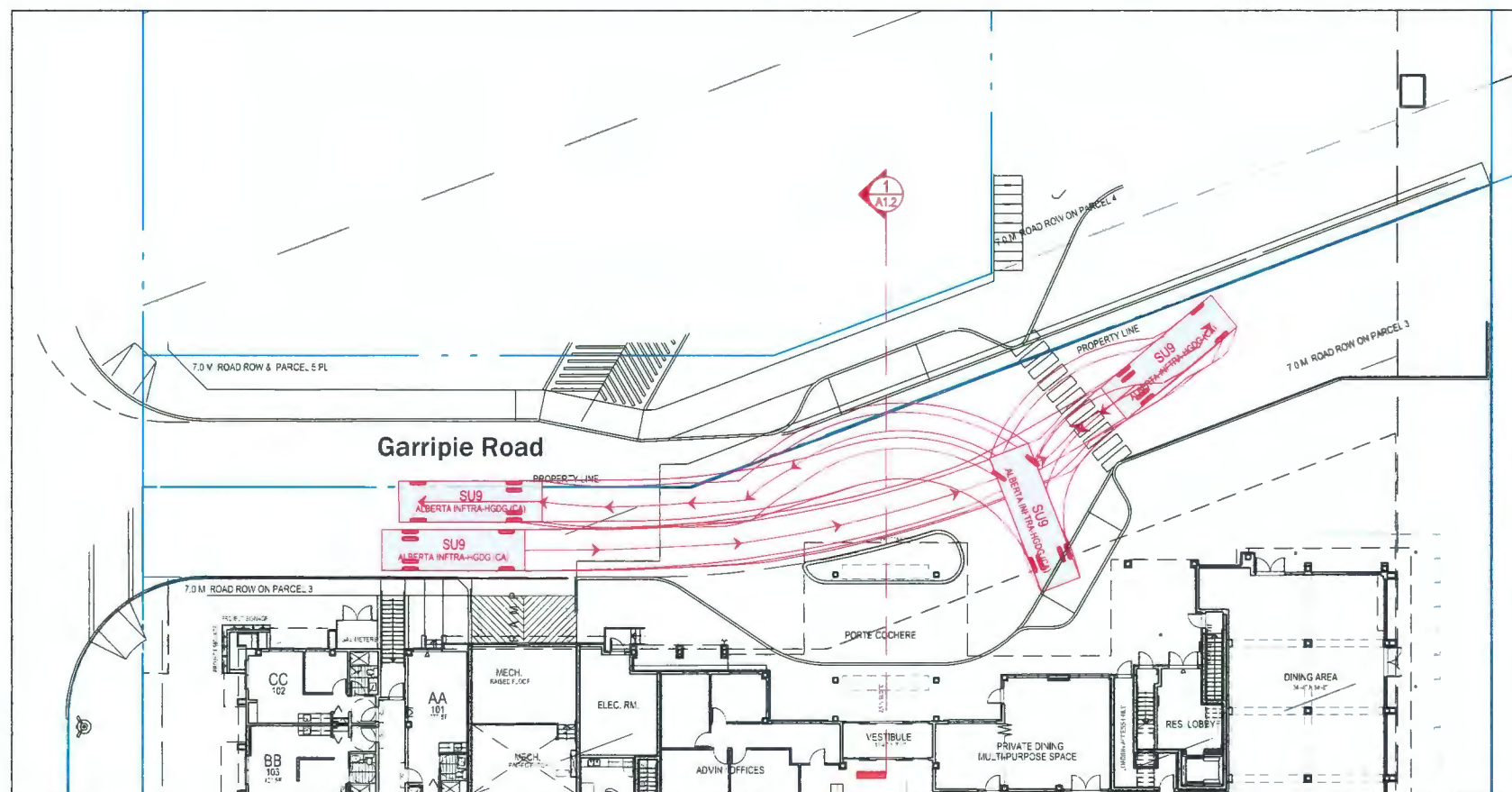
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PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO. 1331

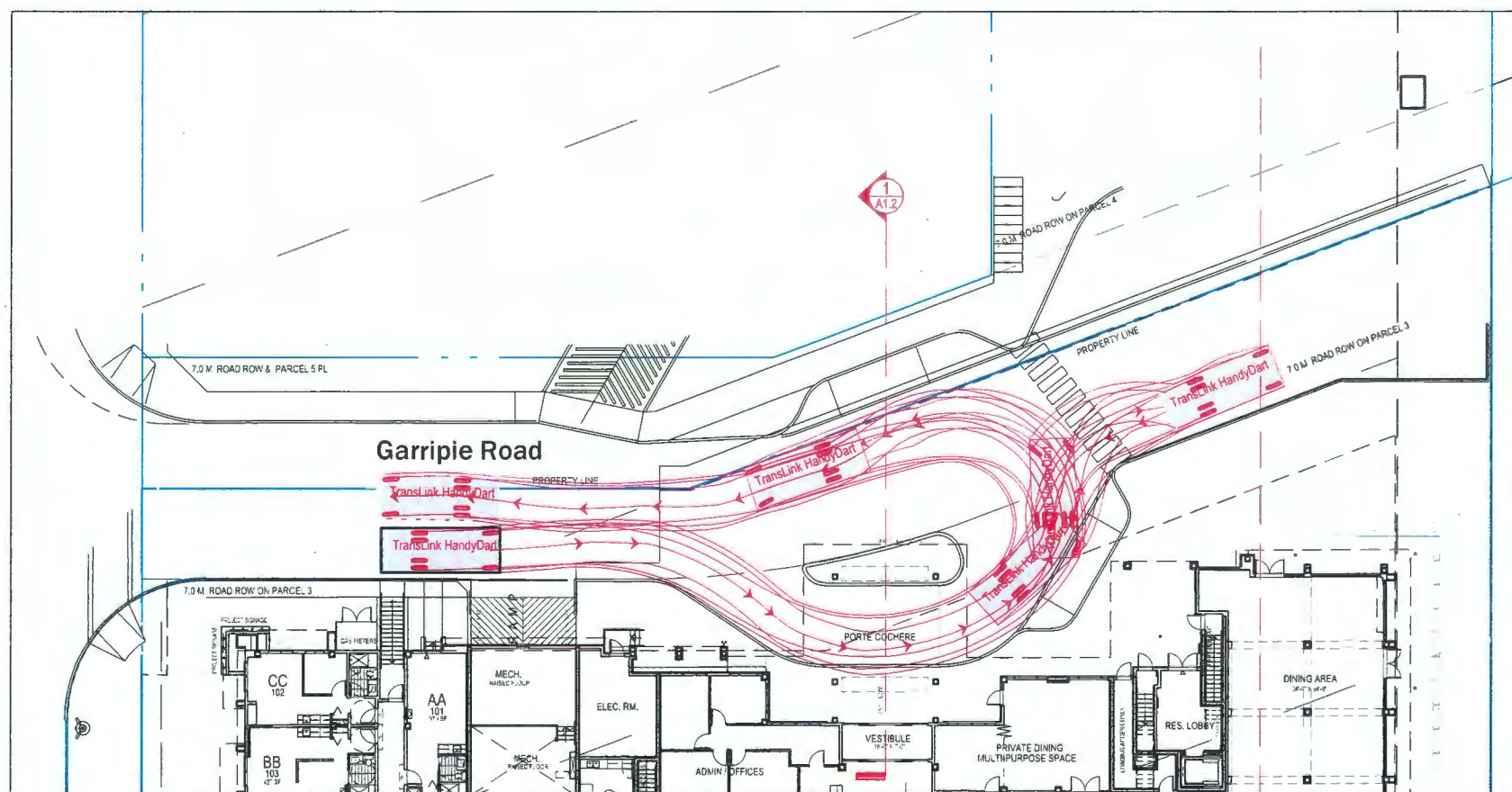
DWG. NO.

A1.2

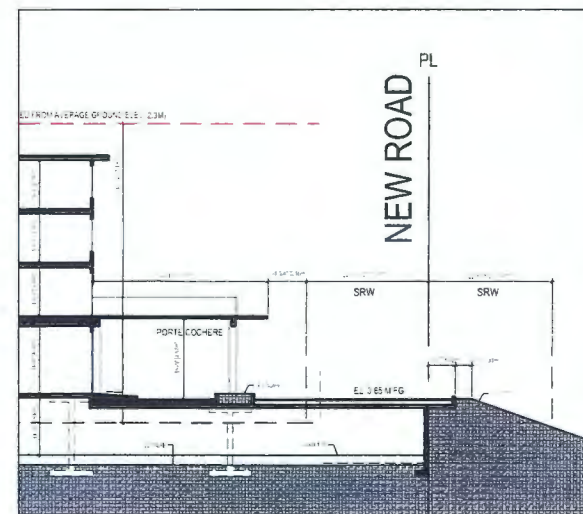
DP No: DP 15-716274
BP No: BP 16-747469



SU-9 TURNING MOVEMENT



HANDYDART TURNING MOVEMENT



SECTION 1
SCALE: 1/16" = 1'-0"

MIN. HEADROOM
CLEARANCE REQUIRED
HANDYDART 10.17' (3.1 M)
SU-9 13.45' (4.1 M)
CITY OF RICHMOND
FIRE TRUCKS CAN BE
BASED ON SU-9 TRUCKS



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07 OCT. 2019

STOREFRONT WINDOW,
D.P. REVISIONS 04 OCT. 2019

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:
NCL New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garriple Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

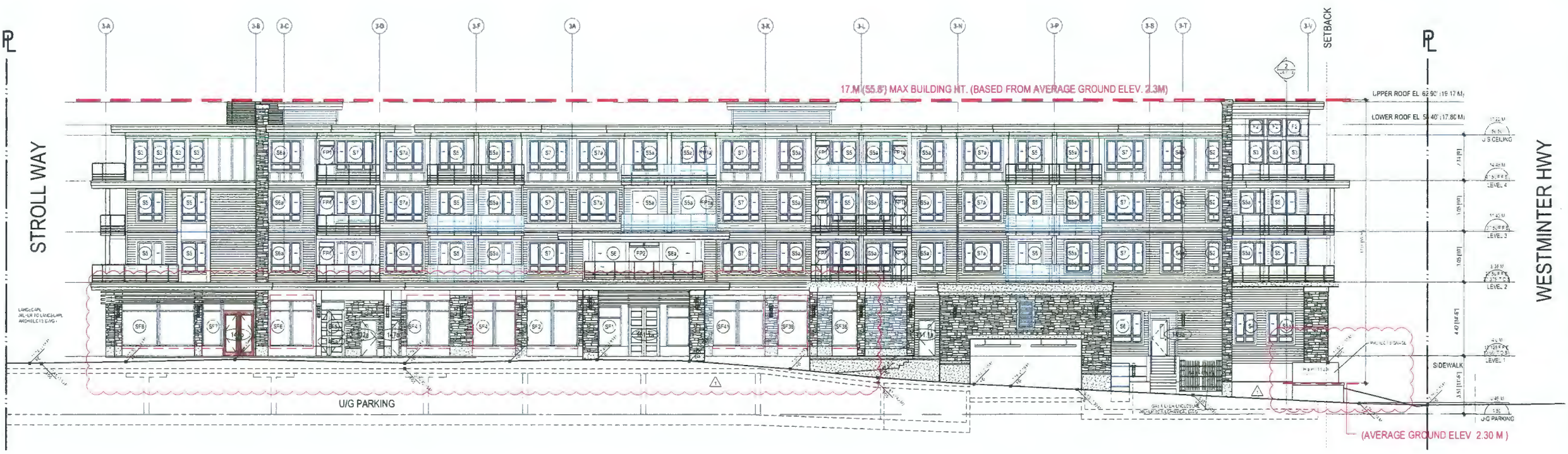
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SCALE: 3/32"=1'-0"
PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

DWG. NO. **A4.1**

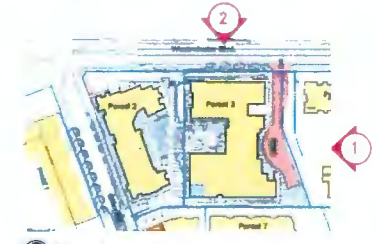
DP No: DP 15-716274
BP No: BP 16-747459



2 WEST ELEVATION (WESTMINSTER HWY)
SCALE 3/32" = 1'-0"



1 NORTH ELEVATION (NEW ROAD)
SCALE 3/32" = 1'-0"



Keyplan

E:\ACADJOB\2013\1331\BP\1331-A4.0.DWG



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7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garripie Avenue, Richmond, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 1331-A4.0.dwg
SCALE: 3/32"=1'-0"
PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH

PROJECT NO. **1331**

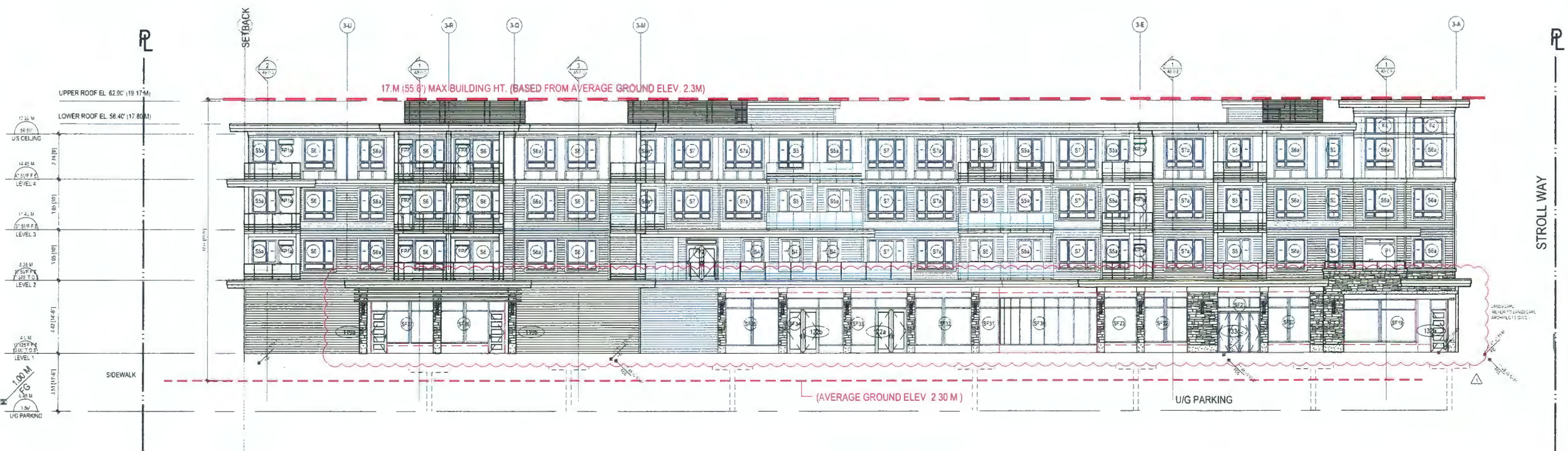
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A4.2

DP No: DP 15-716274
BP No: BP 16-747459

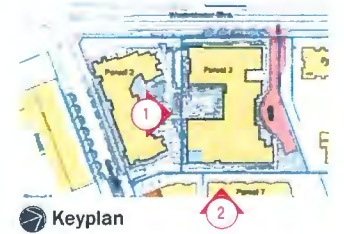
PARCEL 2



2 EAST ELEVATION (STROLLWAY)
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION (COURTYARD)
SCALE: 3/32" = 1'-0"



E:\ACAD\JOB\2013\1331\BP\1331-A4.DWG



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NO. REVISION:	DATE:
1	04 OCT. 2019

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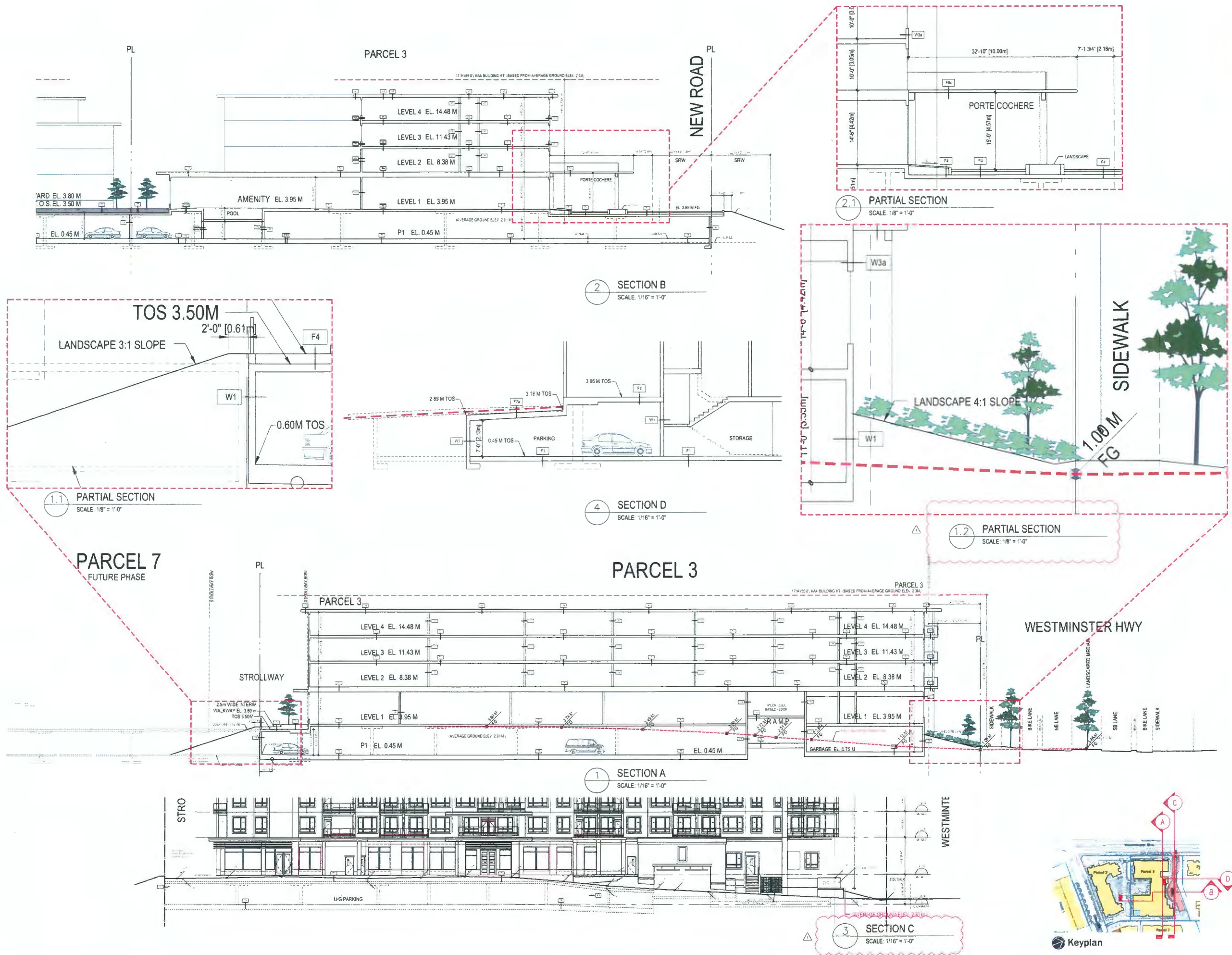
CLIENT:
NCL New Coast Lifestyles
7600 Alderbridge Way
Richmond, B.C. V6X 2A2

PROJECT:
Hamilton Lands
Parcel 3, Seniors Building
23100 Garriple Avenue, Richmond, B.C.

DRAWING TITLE:
BUILDING SECTIONS

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SCALE: 1/16"=1'-0"
PLOTDATE: 03 OCT. 2019
DRAWN: LB
CHECKED: KSH
PROJECT NO. **1331**

DWG. NO. **A5.0**
DP No: DP 15-716274
BP No: BP 16-747459



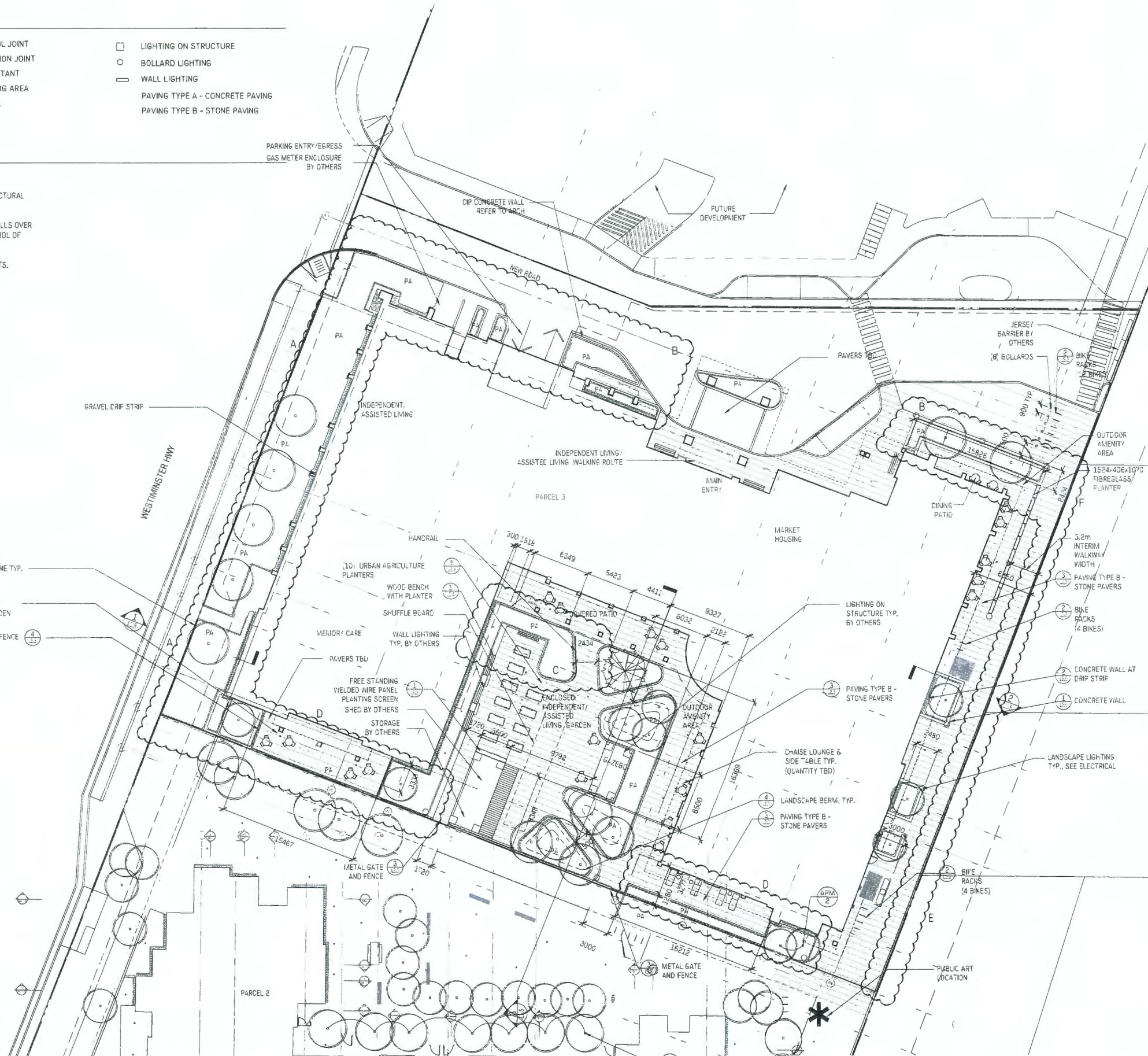
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LEGEND

- | | | | | | |
|--------------------------------|--|------|-----------------|--|---------------------------------|
| DETAIL SECTION | | CJ | CONTROL JOINT | | LIGHTING ON STRUCTURE |
| DETAIL NUMBER | | -EJ- | EXPANSION JOINT | | BOLLARD LIGHTING |
| SHEET ON WHICH DETAIL IS SHOWN | | EQ | EQUIDISTANT | | WALL LIGHTING |
| PRIMARY SECTION | | PA | PLANTING AREA | | PAVING TYPE A - CONCRETE PAVING |
| EXTERIOR ELEVATION | | TYP | TYPICAL | | PAVING TYPE B - STONE PAVING |
| REVISION | | | | | |

NOTES:

- ALL DIMENSIONS ARE NOMINAL; DIMENSIONS ARE BASED ON ARCHITECTURAL GRID.
- REFER TO ARCH. FOR LAYOUT OF GUARD RAILS AND CIP CONCRETE WALLS OVER STRUCTURAL SLAB; REFER TO GRADING PLAN FOR HORIZONTAL CONTROL OF PAVING/LANDSCAPE AREAS.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- CONFIRM SAW CUT PATTERNS ON SITE WITH LANDSCAPE ARCHITECT
- LANDSCAPE ELEVATIONS IN METERS, BASED ON SURVEY.
- CONTRACTOR TO VERIFY ALL CONDITIONS ON SITE.



HA A

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Urban Design
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Vancouver BC, V5Y 1J6
604-909-4160
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- 1 ISSUED FOR BP AMENDMENT FEB 10/20
- 11 ISSUED FOR DP AMENDMENT OCT 4/19
- 10 ISSUED FOR DP AMENDMENT APRIL 5/17
- 09 REVISED FOR FULL RFP DRG #11441 MAR 12/17
- 08 ISSUED FOR TENDER FEB 16/17
- 07 ISSUED FOR BUILDING PERMIT DEC 1/16
- 06 ISSUED FOR COORDINATION NOV 24/16
- 05 ISSUED FOR BP FOUNDATION SEPT 27/16
- 04 FE-ASSUED FOR DP JUNE 3/16
- 03 FE-ASSUED FOR DP MAY 10/16
- 02 FE-ASSUED FOR DP MAR 17/16
- 01 ISSUED FOR DP NOV 20/15

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Hamilton Parcel 3
23100 Garripie Avenue
Richmond BC

Materials & Layout Plan

Date	MAR 10, 16	Sheet Number	1321
Scale	1:200	Project Number	L1.1
Drawn by	gc	Checked by	gc

LEGEND

+00.00	PROPOSED ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+FFE	FINISHED FLOOR ELEVATION
+MFE	MAIN FLOOR ELEVATION
+HP	HIGH POINT
+LP	LOW POINT
+TE	TOP OF EDGER
+TB	TOP OF BENCH
+LD	LAWN DRAIN
+TD	TRENCH DRAIN
+TS	TOP OF STAIRS
+BS	BOTTOM OF STAIRS
+TC	TOP OF CURB
+BC	BOTTOM OF CURB
+100.00	EXISTING SPCT ELEVATION AS PER SURVEY
+INT	INTERPOLATED
0.0 %	DIRECTION OF SLOPE

NOTES

REFER TO MECHANICAL FOR PARKADE SLAB DRAIN LOCATIONS.

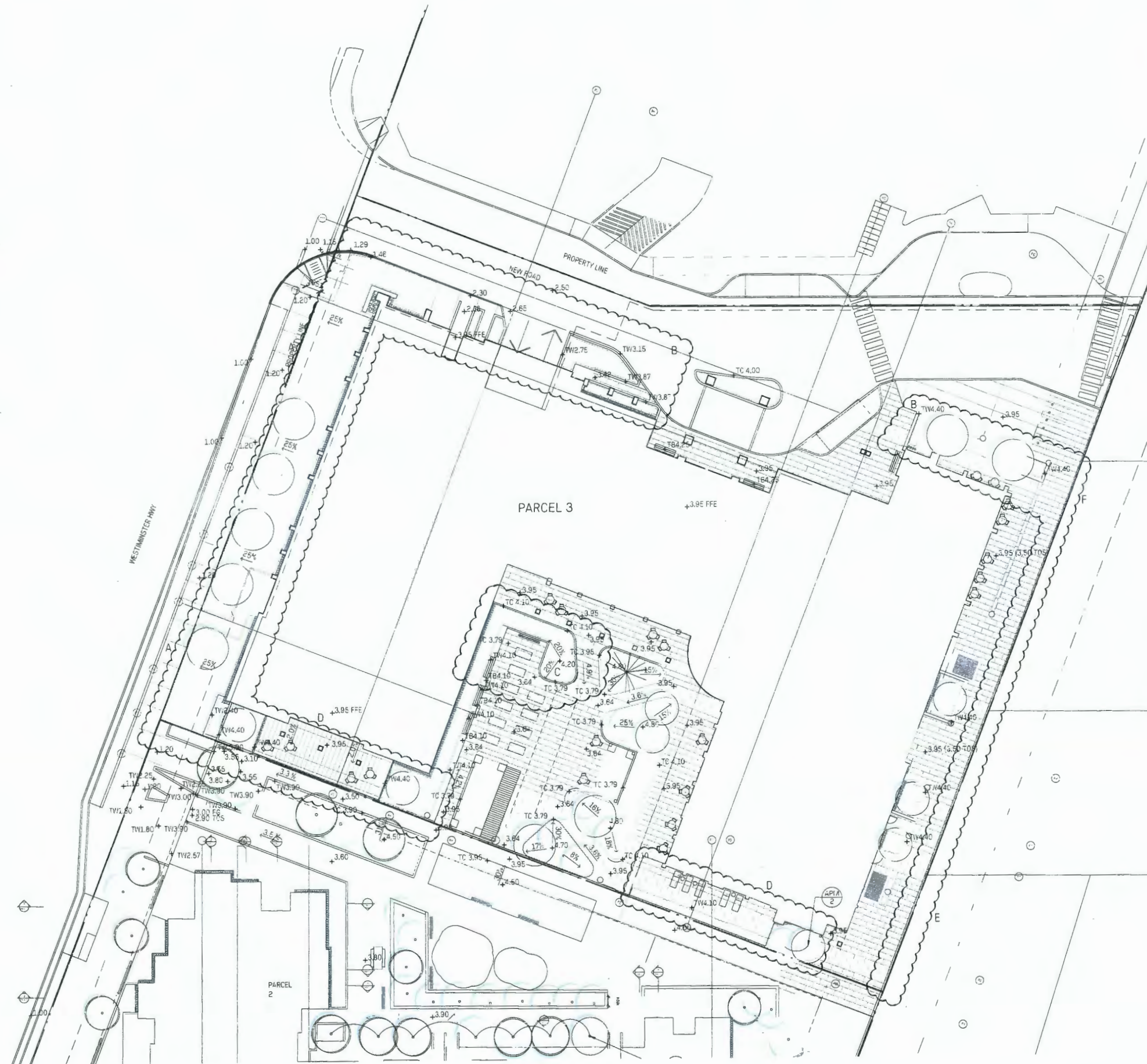
REFER TO SPECIFICATIONS FOR MATERIALS AND INSTALLATION REQUIREMENTS. REFER TO SOIL DEPTH DETAILS FOR SOIL DEPTH AND VOIDING.

ALL ELEVATIONS ARE NOMINAL AND ARE BASED ON ARCHITECTURAL GRID AND ELEVATIONS PROVIDED BY ARCHITECT. CONTRACTOR TO VERIFY ALL MEASUREMENTS.

ALL PROPOSED ELEVATIONS ARE TO TOP OF FINISHED GRADE UNLESS NOTED OTHERWISE.

REFER TO LAYOUT AND MATERIALS PLANS.

ALL UTILITY COVERS INSIDE LANDSCAPE AREA TO BE ADJUSTED TO FINAL GRADE



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11	ISSUED FOR BP AMENDMENT	FEB 10/20
10	ISSUED FOR DP AMENDMENT	OCT 4 19
09	REISSUED FOR PUBLIC ENGAGEMENT	MAR 21 17
08	ISSUED FOR TENDER	FEB 18 17
07	ISSUED FOR BUILDING PERMIT	DEC 1 16
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05	ISSUED FOR PP FOUNDATION	SEPT 27 16
04	RE-ISSUED FOR DP	JUNE 3 16
03	RE-ISSUED FOR DP	MAY 10 16
02	RE-ISSUED FOR DP	MAR 17 16
01	ISSUED FOR DP	NOV 20 15

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Hamilton Parcel 3
Lot 3 Blk 5 North Range 4 West
New Westminster District Plan
EPP 55255, Richmond BC

Grading Plan

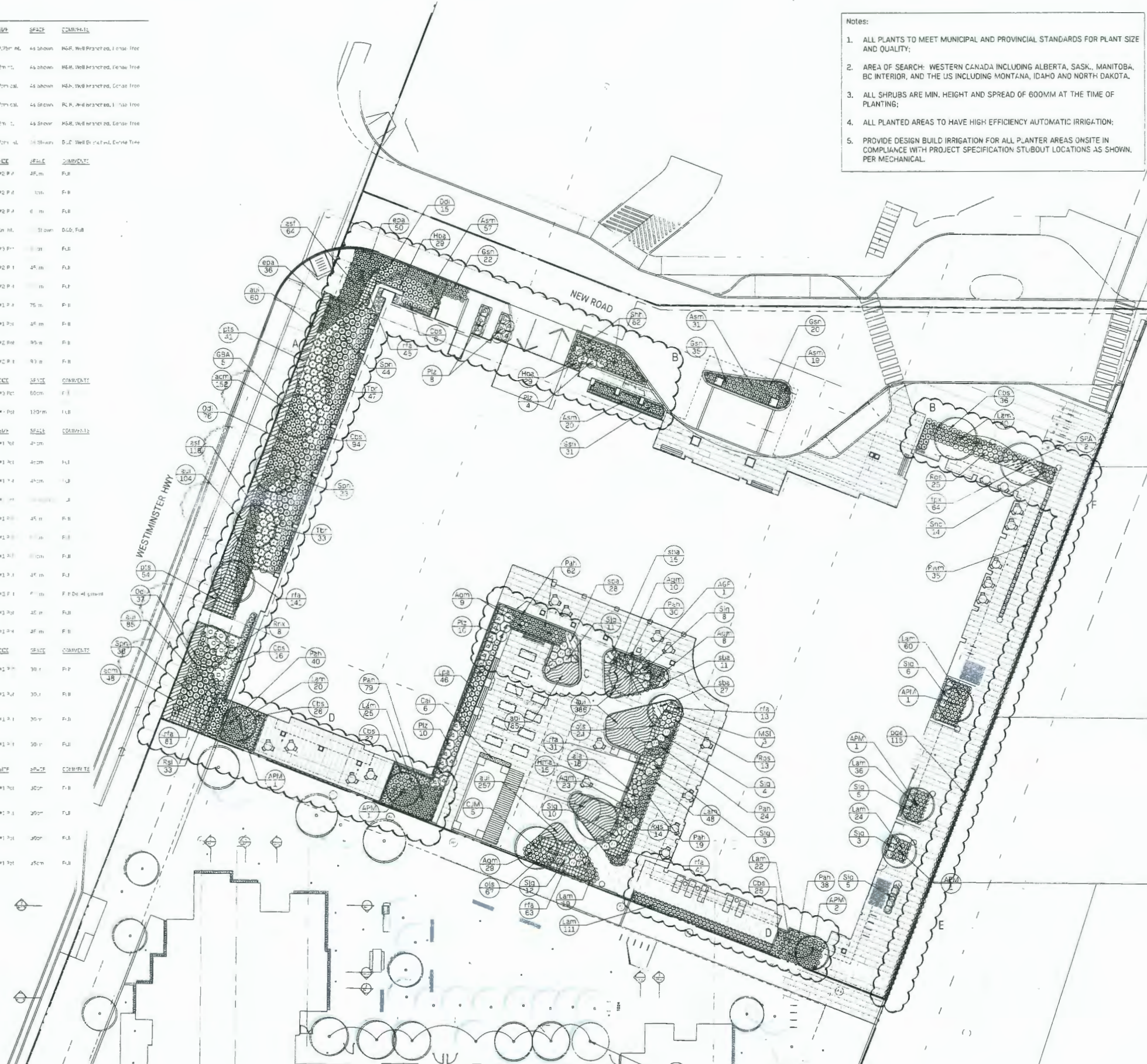
DATE	MAR 10/16	DRAWN BY	
PROJECT NO.	1321	CHECKED BY	
SCALE	1:200	DATE	MAR 10/16
PROJECT	gc DS	PROJECT	L1.2

PLANT SCHEDULE

ITEM	COD	QTY	PLANT SPECIES	SIZE	SPACE	COMMENTS
AS	1	45	Artemisia tridentata	3/8m H.	45 shown	WSR, Well Pruned, 1.5m tree
ASB	1	45	Acer palmatum Japanese Maple	2m H.	45 shown	WSR, Well Pruned, 1.5m tree
CM	5	45	Cornus alternifolia Japanese Tree	7m H.	45 shown	WSR, Well Pruned, 1.5m tree
GS	4	45	Ginkgo biloba Maidenhair Tree	7m H.	45 shown	WSR, Well Pruned, 1.5m tree
HS	3	45	Hamamelis virginica Witches Hammer	2m H.	45 shown	WSR, Well Pruned, 1.5m tree
PS	2	45	Picea canadensis Blue Spruce	7m H.	45 shown	WSR, Well Pruned, 1.5m tree

ITEM	COD	QTY	PLANT SPECIES	SIZE	SPACE	COMMENTS
SF	10	10	Sedum spectabile Autumn Joy	1m H.	10 shown	D.B. Full
FD	11	11	Fuchsia magellanica Red Spikes	1m H.	11 shown	D.B. Full
FH	12	12	Fuchsia procumbens White Spikes	1m H.	12 shown	D.B. Full
GR	13	13	Geranium macranthum Royal Pinks	1m H.	13 shown	D.B. Full
GB	14	14	Geranium boissieri Blue Spikes	1m H.	14 shown	D.B. Full
LA	15	15	Lonicera xylosteum Common Honeysuckle	1m H.	15 shown	D.B. Full
IB	16	16	Impatiens pallida Yellow	1m H.	16 shown	D.B. Full
DC	17	17	Dianthus barbatus Sweet William	1m H.	17 shown	D.B. Full
DR	18	18	Drumstick Ceanothus	1m H.	18 shown	D.B. Full
TR	19	19	Thalictrum aquilegifolium	1m H.	19 shown	D.B. Full
HO	20	20	Hesperis matronalis Night Heron	1m H.	20 shown	D.B. Full
CO	21	21	Cornus rugosa Dogwood	1m H.	21 shown	D.B. Full
SS	22	22	Salix sericea Willow	1m H.	22 shown	D.B. Full
DA	23	23	Daphne genkwa Garden Daphne	1m H.	23 shown	D.B. Full
ST	24	24	Staphylea trifolia	1m H.	24 shown	D.B. Full
BE	25	25	Berberis thunbergii Japanese Barberry	1m H.	25 shown	D.B. Full
SP	26	26	Spiraea japonica Japanese Spiraea	1m H.	26 shown	D.B. Full
CT	27	27	Cotoneaster horizontalis	1m H.	27 shown	D.B. Full
SC	28	28	Sorbus domestica Flowering Crab Apple	1m H.	28 shown	D.B. Full
MC	29	29	Malus coronaria Flowering Malus	1m H.	29 shown	D.B. Full
LA	30	30	Lonicera xylosteum Common Honeysuckle	1m H.	30 shown	D.B. Full
IB	31	31	Impatiens pallida Yellow	1m H.	31 shown	D.B. Full
DC	32	32	Dianthus barbatus Sweet William	1m H.	32 shown	D.B. Full
DR	33	33	Drumstick Ceanothus	1m H.	33 shown	D.B. Full
TR	34	34	Thalictrum aquilegifolium	1m H.	34 shown	D.B. Full
HO	35	35	Hesperis matronalis Night Heron	1m H.	35 shown	D.B. Full
CO	36	36	Cornus rugosa Dogwood	1m H.	36 shown	D.B. Full
SS	37	37	Salix sericea Willow	1m H.	37 shown	D.B. Full
DA	38	38	Daphne genkwa Garden Daphne	1m H.	38 shown	D.B. Full
ST	39	39	Staphylea trifolia	1m H.	39 shown	D.B. Full
BE	40	40	Berberis thunbergii Japanese Barberry	1m H.	40 shown	D.B. Full
SP	41	41	Spiraea japonica Japanese Spiraea	1m H.	41 shown	D.B. Full
CT	42	42	Cotoneaster horizontalis	1m H.	42 shown	D.B. Full
SC	43	43	Sorbus domestica Flowering Crab Apple	1m H.	43 shown	D.B. Full
MC	44	44	Malus coronaria Flowering Malus	1m H.	44 shown	D.B. Full
LA	45	45	Lonicera xylosteum Common Honeysuckle	1m H.	45 shown	D.B. Full
IB	46	46	Impatiens pallida Yellow	1m H.	46 shown	D.B. Full
DC	47	47	Dianthus barbatus Sweet William	1m H.	47 shown	D.B. Full
DR	48	48	Drumstick Ceanothus	1m H.	48 shown	D.B. Full
TR	49	49	Thalictrum aquilegifolium	1m H.	49 shown	D.B. Full
HO	50	50	Hesperis matronalis Night Heron	1m H.	50 shown	D.B. Full
CO	51	51	Cornus rugosa Dogwood	1m H.	51 shown	D.B. Full
SS	52	52	Salix sericea Willow	1m H.	52 shown	D.B. Full
DA	53	53	Daphne genkwa Garden Daphne	1m H.	53 shown	D.B. Full
ST	54	54	Staphylea trifolia	1m H.	54 shown	D.B. Full
BE	55	55	Berberis thunbergii Japanese Barberry	1m H.	55 shown	D.B. Full
SP	56	56	Spiraea japonica Japanese Spiraea	1m H.	56 shown	D.B. Full
CT	57	57	Cotoneaster horizontalis	1m H.	57 shown	D.B. Full
SC	58	58	Sorbus domestica Flowering Crab Apple	1m H.	58 shown	D.B. Full
MC	59	59	Malus coronaria Flowering Malus	1m H.	59 shown	D.B. Full
LA	60	60	Lonicera xylosteum Common Honeysuckle	1m H.	60 shown	D.B. Full

- Notes:
- 1. ALL PLANTS TO MEET MUNICIPAL AND PROVINCIAL STANDARDS FOR PLANT SIZE AND QUALITY;
 - 2. AREA OF SEARCH: WESTERN CANADA INCLUDING ALBERTA, SASK., MANITOBA, BC INTERIOR, AND THE US INCLUDING MONTANA, IDAHO AND NORTH DAKOTA.
 - 3. ALL SHRUBS ARE MIN. HEIGHT AND SPREAD OF 600MM AT THE TIME OF PLANTING;
 - 4. ALL PLANTED AREAS TO HAVE HIGH EFFICIENCY AUTOMATIC IRRIGATION;
 - 5. PROVIDE DESIGN BUILD IRRIGATION FOR ALL PLANTER AREAS ONSITE IN COMPLIANCE WITH PROJECT SPECIFICATION SUBROUT LOCATIONS AS SHOWN, PER MECHANICAL.



HA A

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5T 1J6
604 908 4150
hnapaco.com

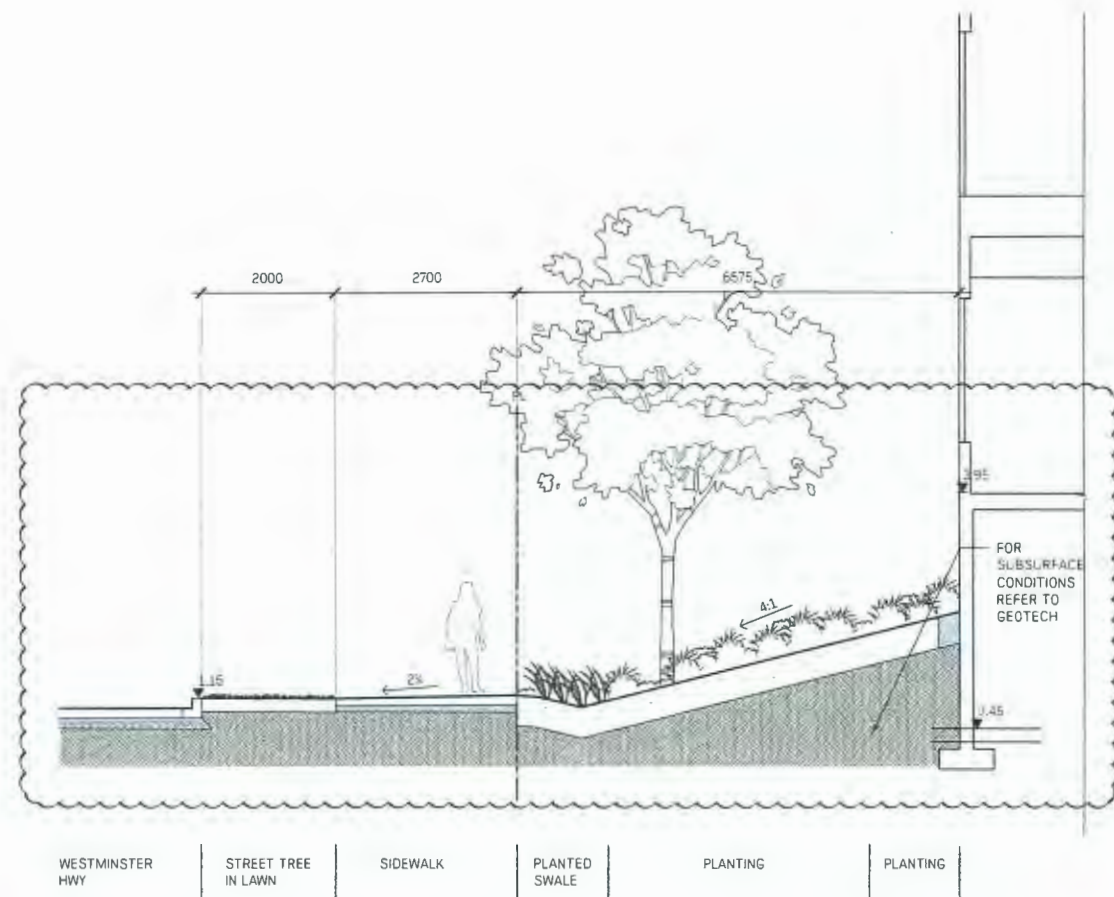
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- 11 ISSUED FOR DP AMENDMENT OCT 4/10
- 10 ISSUED FOR DP AMENDMENT APRIL 5/17
- 09 ISSUED FOR FULL BUILDING PERMIT MAY 31/17
- 08 ISSUED FOR TENDER FEB 16/17
- 07 ISSUED FOR BUILDING PERMIT DEC 1/16
- 06 ISSUED FOR COORDINATION NOV 24/16
- 05 ISSUED FOR BF FOUNDATION SEPT 27/16
- 04 RE-ISSUED FOR DP JUNE 3/16
- 03 RE-ISSUED FOR DP MAY 10/16
- 02 RE-ISSUED FOR DP MAR 17/16
- 01 ISSUED FOR DP NOV 20/15

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Hamilton Parcel 3
23100 Garripie Avenue
Richmond BC

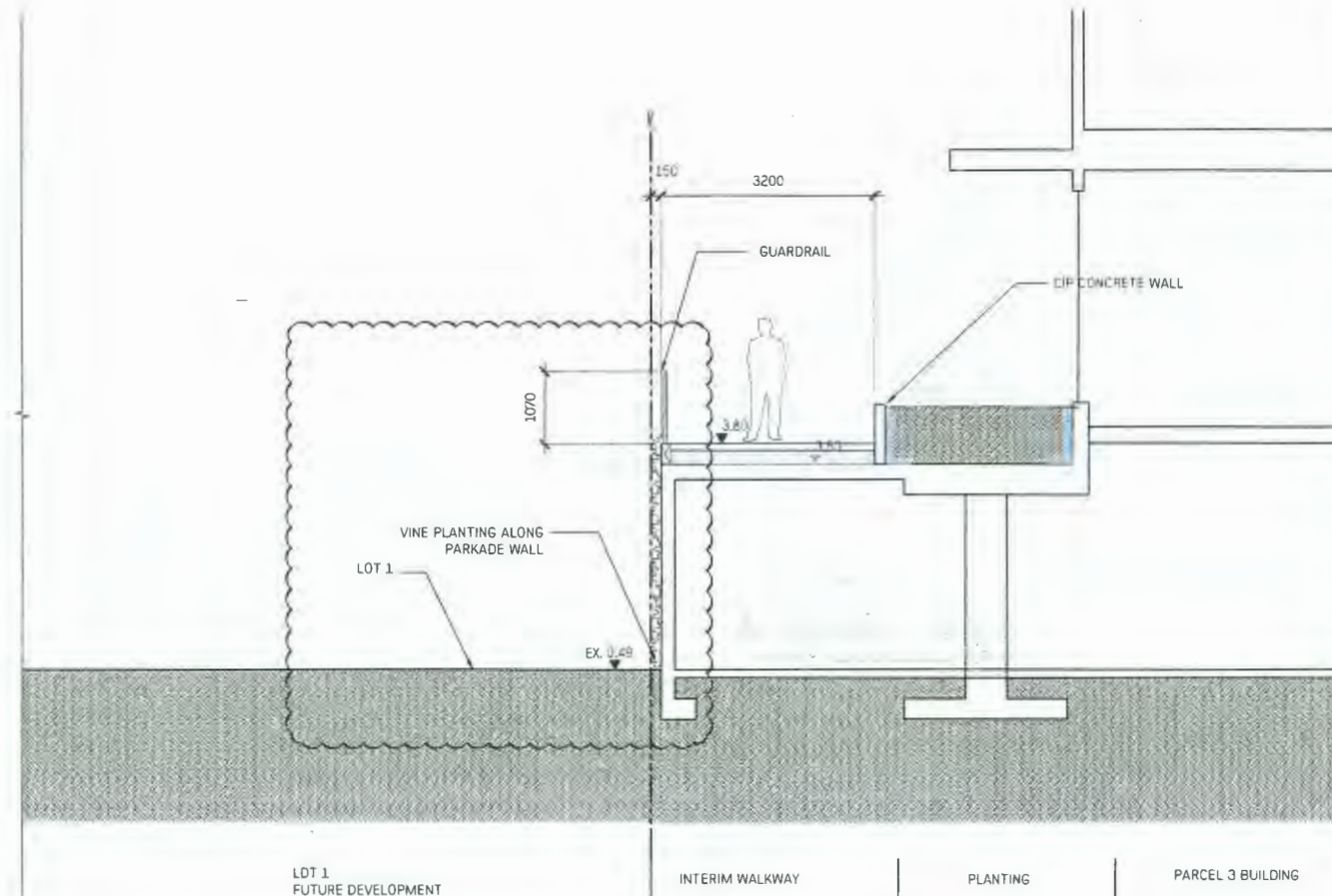
Planting Plan

DVP MAR 10/16
1:321
1:200
L1.3



WESTMINSTER HWY | STREET TREE IN LAWN | SIDEWALK | PLANTED SWALE | PLANTING | PLANTING

1 Seniors' Housing Frontage at Westminster Highway
L1.5 1:50



LOT 1 FUTURE DEVELOPMENT | INTERIM WALKWAY | PLANTING | PARCEL 3 BUILDING

2 Parcel 3 Interim Walkway at Lot 1
L1.5 1:50



PARCEL 2 PRIVATE PATIO | PLANTING | WALKWAY | PLANTING | CHILDREN'S PLAY AREA | WALKWAY | PLANTING | PARCEL 3 COURTYARD

3 Parcel 2 & 3 Courtyard Looking West
L1.5 1:75

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Vancouver BC, V5Y 1J6
604 909 4150
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11	ISSUED FOR DP AMENDMENT	OCT 4/19
10	ISSUED FOR DP AMENDMENT	APRIL 5/17
09	RESUBMITTED FOR FULL BUILDING PERMIT	MAR 21/17
08	ISSUED FOR TENDER	FEB. 16/17
07	ISSUED FOR BUILDING PERMIT	DEC. 1/16
06	ISSUED FOR COORDINATION	NOV 24/16
05	ISSUED FOR BF FOUNDATION	SEPT 27/16
04	RE-ISSUED FOR DP	JUNE 3/16
03	RE-ISSUED FOR DP	MAY 10/16
02	RE-ISSUED FOR DP	MAR.17/16
01	ISSUED FOR DP	NOV.20/15

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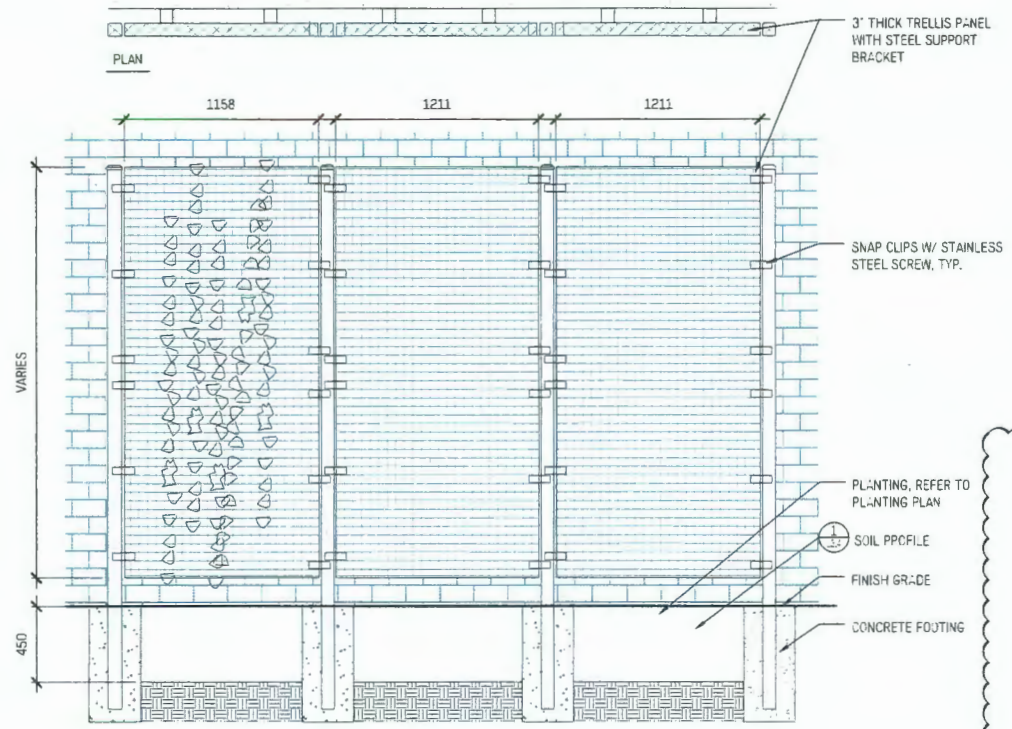
This drawing is a conceptual illustration and not a final design. It is for informational purposes only and should not be used for construction. All dimensions and materials are subject to change without notice. © 2016 HADA Landscape Architecture.

Hamilton Parcel 3
23100 Garrpie Avenue
Richmond BC

Landscape Sections

Date	MAR 10/16	Drawn by	mmr
Project No.	1321		
Scale	as shown		
Drawn/Checked	gc / DS		

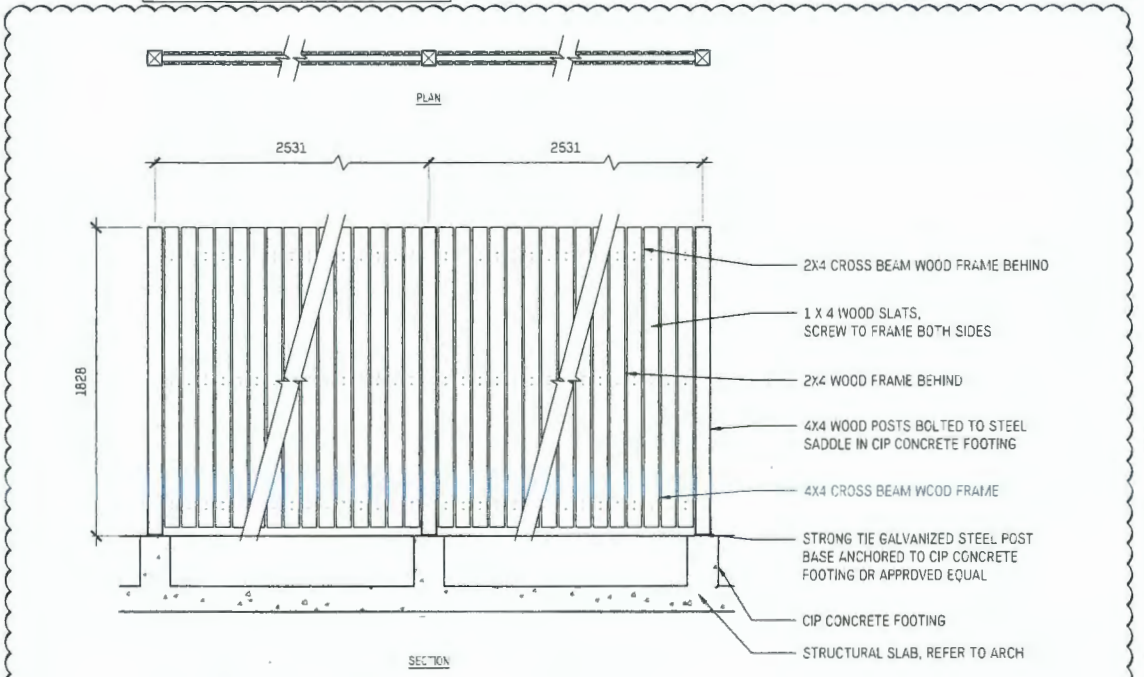
L1.5



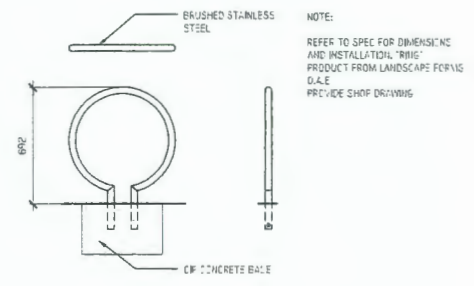
1 FREE STANDING WELDED WIRE PANEL PLANTING SCREEN
L2.2 1:20

- NOTES ON ALL METAL FENCES:**
1. FIELD CONFIRM ALL FENCE LENGTH FITS BEFORE FABRICATION.
 2. FRONT FENCES TO BE CONTINUOUS FROM GATE TO GATE AND FREESTANDING FROM SIDE FENCES BETWEEN PATIOS.
 3. ALL METAL COMPONENTS TO BE PAINTED ALUMINUM, UNLESS OTHERWISE NOTED, COLOUR SELECTED BY LANDSCAPE ARCHITECT.
 4. COLOUR TO MATCH ARCH. TRIM, PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
 5. PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY P. ENG. REGISTERED IN BRITISH COLUMBIA.
 6. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.
 7. ALL GUARDS TO CONFORM TO CURRENT ECBL.

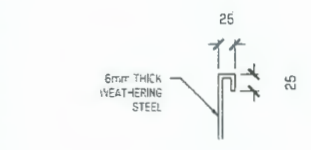
- NOTES:**
1. PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN BRITISH COLUMBIA.
 2. APPLY TWO COATS STAIN, ALL SURFACES, COLOUR AS SELECTED BY LANDSCAPE ARCHITECT.
 3. USE GALVANIZED STEEL HARDWARE FOR ALL CONNECTIONS, STRAPPING, ETC.
 4. USE PRESSURE TREATED FIP OR HEMLOCK FREE OF LARGE KNOTS.
 5. REFER TO ARCH. FOR WALL DETAIL.
 6. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.



4 WOOD FENCE AT MEMORY CARE DECK
L2.2 1:20



2 RING BIKE RACK
L2.2 NTS



5a STEEL PLANTER TOP EDGER
L2.2 1:5

- NOTES:**
1. TIMBER: RED OR YELLOW CEDAR, NON-INCISED, TIGHTKNOT, BENT TO FOLLOW ARC OF BENCH, SHAPED AS DIMENSIONED.
 2. METAL: GALVANIZED AND PAINTED STEEL THROUGHOUT C/W DRAIN HOLES. REFER TO SPECIFICATION FOR FINISH.
 3. GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH.
 4. PROVIDE SHOP DRAWINGS FOR STEEL FABRICATION AND ASSEMBLY.
 5. REFER TO STRUCTURAL FOR C.I.P. CONCRETE FOOTING, DIMENSIONS AND REINFORCING.
 6. SHIM PLANTERS PLUMB & LEVEL.

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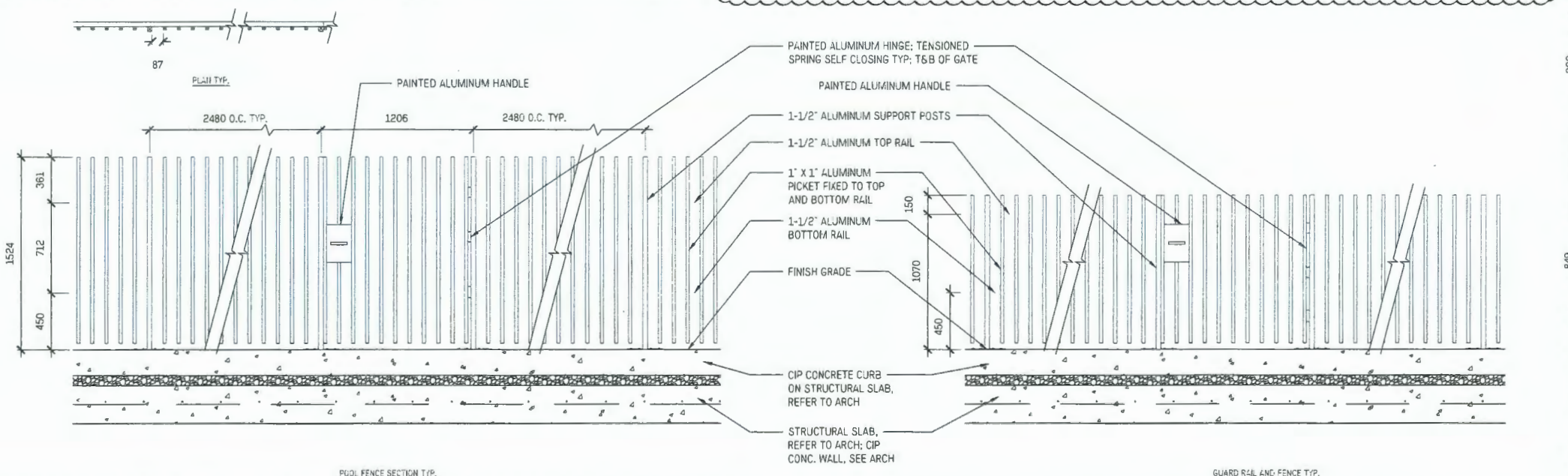
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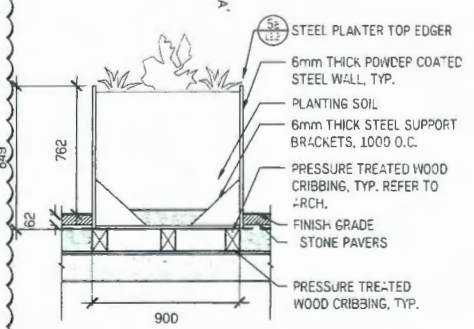
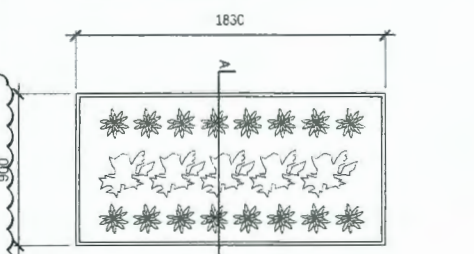
I, the undersigned, do hereby certify that I am a duly qualified and licensed Professional Engineer in the Province of British Columbia and that I am the author of the drawings and specifications herein.

Hamilton Parcel 3
Lot 3 Bldg 5 North Range 4 West
New Westminster District Plan
EPP 55255, Richmond BC

Site Furnishings
Details



3 METAL GATE AND FENCE
L2.2 1:20



5 URBAN AGRICULTURE PLANTER
L2.2 1:20